

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Skyline Drive Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Gisborne

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price


















Date of sale

19A Ormerod Court Gisborne VIC 3437	\$1,220,000	24-May-21
2 Olivia Court Gisborne VIC 3437	\$1,262,500	19-Mar-21
28 Chessy Park Drive New Gisborne VIC 3438	\$1,200,000	23-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 August 2021

  <p>David Pino Principal Director/Licensed Estate Agent m: 0467 260 803 e: david@pinoconrealestate.com.au</p>	19A Ormerod Court Gisborne VIC 3437	Sold Price	\$1,220,000	Sold Date	24-May-21
	 3  2  2			Distance	0.52km
	2 Olivia Court Gisborne VIC 3437	Sold Price	\$1,262,500	Sold Date	19-Mar-21
	 4  2  4			Distance	1.75km
	28 Chessy Park Drive New Gisborne VIC 3438	Sold Price	^{RS} \$1,200,000	Sold Date	23-Jul-21
	 5  2  2			Distance	2.09km
	4 Dalton Street Gisborne VIC 3437	Sold Price	\$1,210,000	Sold Date	13-Feb-21
	 4  2  2			Distance	2.14km

RS = Recent sale

UN = Undisclosed Sale

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