

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

8 CONSTANCE WAY NEW GISBORNE VIC 3438

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,547

Property type

Land

Suburb

New Gisborne

Period-from

01 Oct 2021

to

30 Sep 2022

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

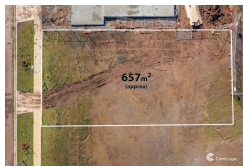
Date of sale

10 BROCCHI ROAD NEW GISBORNE VIC 3438	\$475,000	10-Jun-21
LOT 5 LIDDERDALE DRIVE GISBORNE VIC 3437	\$460,000	24-Feb-22
4 CONSTANCE WAY NEW GISBORNE VIC 3438	\$395,750	29-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: 17 October 2022



10 BROCCHI ROAD NEW GISBORNE VIC 3438

4 2 -

Sold Price

\$475,000

Sold Date

10-Jun-21

Distance

0.25km



LOT 5 LIDDERDALE DRIVE GISBORNE VIC 3437

- - -

Sold Price

- Sold Date

-

Distance

4.04km



4 CONSTANCE WAY NEW GISBORNE VIC 3438

4 2 2

Sold Price

\$395,750

Sold Date

29-Jul-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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