# 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 Dalton Street 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	or range between	\$1,800,000	&	\$1,980,000
Median sale price				
(*Delete house or unit as applicable)				
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Median Price	\$882,500	Prop	erty type	House		Suburb	Gisborne
Period-from	01 Oct 2020	to	30 Sep 2	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
12 Glenton Court Gisborne VIC 3437	\$1,701,000	23-Oct-21
35 Ross Watt Road Gisborne VIC 3437	\$2,425,000	09-Sep-21
69 Aitken Street Gisborne VIC 3437	\$1,760,000	30-Apr-21

#### OR

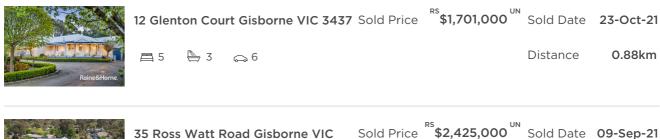
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 October 2021



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35 Ross 3437	s Watt F	Road Gisborne VIC	Sold Price	<sup>RS</sup> \$2,425,000	Sold Date	09-Sep-21
酉 4	2	<b>⇔</b> 4			Distance	2.63km



69 Aitk	en Stre	et Gisborne VIC 3437	Sold Price	\$1,760,000	Sold Date	30-Apr-21
昌 4	3	ç⇒ 2			Distance	1.01km

#### RS = Recent sale UN = Undisclosed Sale

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