

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

14 HURST 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

\$949,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Land

Suburb

Gisborne

Period-from

01 Feb 2022

to

31 Jan 2023

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

28 BUCKLAND BOULEVARD GISBORNE VIC 3437	1150000	10-Feb-23
10 BUCKLAND BOULEVARD GISBORNE VIC 3437	1035000	21-Nov-22
12 MORAND STREET GISBORNE VIC 3437	1065000	03-Nov-22

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.

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**28 BUCKLAND BOULEVARD
GISBORNE VIC 3437**

 4  2  2

Sold Price

^{RS} **1150000** Sold Date **10-Feb-23**

Distance **0.23km**



**10 BUCKLAND BOULEVARD
GISBORNE VIC 3437**

 4  2  2

Sold Price

1035000 Sold Date **21-Nov-22**

Distance **0.14km**



**12 MORAND STREET GISBORNE
VIC 3437**

 4  2  2

Sold Price

1065000 Sold Date **03-Nov-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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