

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**Unit 9, 14-16 Rodney Street, Gisborne VIC 3437**

Indicative Selling Price: \$640,000 - \$660,000

for the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median Sale Price: \$630,000

Property Type: Unit

Suburb: Gisborne

Source: APM Price Finder



Period from : 01/10/2020 to 30/09/2021

Address of Comparable Property Sales:	Price	Date of Sale
5/54 Stephen Street, Gisborne VIC 3437	\$752,500	17/09/2021
2/27 Calthorpe Street, Gisborne VIC 3437	\$647,000	19/03/2021
1/15 Rodney Street, Gisborne VIC 3437	\$645,000	01/03/2021

*This Statement of Information was prepared on:* 12/11/2021

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*Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*