

# 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 451 Couangalt Road, Gisborne South, Victoria, 3437

### Indicative selling price

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

Single price

or range between

\$2,600,000

&

\$2,750,000

### Median sale price

Median price

\$1,106,500

Property type

House

Suburb

Gisborne South

Period - From

1/09/2019

to

29/09/2020

Source

Realestate.com

### Comparable property sales

- 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:

2<sup>nd</sup> November 2020