

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1617 - Ferbane Drive, Gisborne, 3437
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 436,500 or range between &

Median sale price

Median price \$ 454,750 Property type Vacant Land Suburb Gisborne

Period - From 1/04/2023 to 30/06/2023 Source Oliver Hume

Comparable property sales

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
1 Lot 1110 - Noah Street, Gisborne, 3437	\$ 436,000	5/09/2023
2 Lot 1522 - Tullamore Street, Gisborne, 3437	\$ 436,000	31/05/2022
3 Lot 1631 - Ferbane Drive, Gisborne, 3437	\$ 435,500	31/05/2023

This Statement of Information was prepared on: 20 Oct 2023