

## 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 or  
locality and postcode

9 Kensei Court, New Gisborne Vic 3438

#### Indicative selling price

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

Range between \$790,000 & \$840,000

#### Median sale price

Median price \$710,000 House ☒ Unit ☐ Suburb or locality New Gisborne

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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 eighteen 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	3 Arwon Ct NEW GISBORNE 3438	\$935,000	16/03/2018
2	2 Thompson CI GISBORNE 3437	\$885,000	16/05/2018
3	5 Galilee Ct NEW GISBORNE 3438	\$790,000	19/04/2018

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 eighteen months.