

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality andpostcode	9 Kensei Court, New Gisborne Vic 3438
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# Indicative selling price

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

Range between \$790,000 & \$840,000	Range between	\$790,000	&	\$840,000
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### Median sale price

Median price	\$710,000	Hou	se X	Unit		Suburb or locality	New Gisborne
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

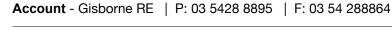
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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