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 and postcode

32 Rothschild Road Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$850,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$807,500	Prop	erty type		House	Suburb	Gisborne
Period-from	01 Dec 2019	to	30 Nov 2	2020	Source		Corelogic

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 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
9 Tovey Drive Gisborne VIC 3437	\$726,000	03-Jul-20
3 Tuxedo Drive Gisborne VIC 3437	\$765,000	15-Jun-20
16 Childe Harold Road Gisborne VIC 3437	\$865,000	17-Jul-20

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 18 months.

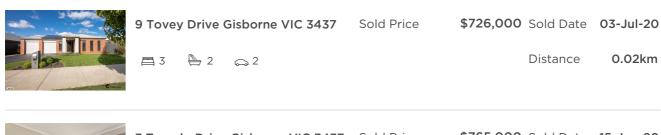
This Statement of Information was prepared on: 08 December 2020



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E bbest@bradteal.com.au





3 Tuxedo Drive Gisborne VIC 3437	Sold Price	\$765,000	Sold Date	15-Jun-20
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	16 Childe Harold Road Gisborne VIC Sold Price 3437					\$865,000	17-Jul-20	
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	43 Rothschild Road Gisborne VIC 3437			Sold Price	\$820,000	Sold Date	20-Jul-20
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6 Kavanagh Court Gisborne VIC 3437			Sold Price	\$950,000	Sold Date	20-Jul-20
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RS = Recent sale UN = Undisclosed Sale

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