

## 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 216 - Road 3, Gisborne, 3437 |
|----------------------------------|

### Indicative selling price

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

Single price \$ 815,000 or range between &

### Median sale price

Median price \$ 441,500 Property type Suburb Gisborne

Period - From 1/04/2024 to 30/06/2024 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 1627 - Brooking Road, Gisborne, 3437    | \$ 827,000 | 23/06/2023   |
| 2 Lot 1626 - Brooking Road, Gisborne, 3437    | \$ 789,000 | 28/06/2023   |
| 3 Lot 1512 - Horseleap Street, Gisborne, 3437 | \$ 784,000 | 31/07/2023   |

This Statement of Information was prepared on: 03 Oct 2024