

## 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

2/64 Sheedy Road, Gisborne Vic 3437

#### Indicative selling price

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

Range between \$440,000

&

\$460,000

#### Median sale price

Median price \$422,500

House

Unit

X

Suburb or locality

Gisborne

Period - From 01/07/2016

to

30/06/2017

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	5/262-264 Station Rd NEW GISBORNE 3438	\$450,000	12/04/2017
2	4/64 Sheedy Rd GISBORNE 3437	\$425,000	13/10/2016
3	1/64 Sheedy Rd GISBORNE 3437	\$420,000	23/07/2016

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.