

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$549,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$431,000 *House ☐ *unit ☒ Suburb or locality Gisborne

Period - From 01/01/2017 to 18/10/2017 Source PriceFinder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 3/54 Ste[h]en St, Gisborne	\$500,000	07/09/2017
2 5/33 Calthorpe St, Gisborne	\$480,000	04/09/2017
3 13/109 Aitken St, Gisborne	\$500,000	23/08/2017

OR

~~**B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~**Or** 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*.~~

(*Delete as applicable)