



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

17 Carbine Court, New Gisborne Vic 3438

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$710,000

House

X

Unit

Suburb or locality

New Gisborne

Period - From 01/04/2017

to

31/03/2018

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.

Address of comparable property		Price	Date of sale
1	8 Carbine Ct NEW GISBORNE 3438	\$628,000	05/07/2017
2	14 Carbine Ct NEW GISBORNE 3438	\$625,000	16/12/2017
3	11 Carbine Ct NEW GISBORNE 3438	\$530,000	07/06/2017

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.~~