

STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

5 The Boulevard, Gisborne Vic 3437

Indicative Selling Price: \$665,000 - \$695,000
for the meaning of this price see consumer.vic.gov.au/underquoting

Median Sale Price: \$785,000

Property Type: House

Suburb: Gisborne

Source: RP Data

Period from : 17/10/2018 to 17/10/2019



Address of Comparable Property Sales:	Price	Date of Sale
36 The Boulevard, Gisborne Vic 3437	\$660,000	06/09/2019
23 The Boulevard, Gisborne Vic 3437	\$780,000	30/04/2019
71 The Boulevard, Gisborne Vic 3437	\$675,000	30/01/2019

These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale. **This Statement of Information was prepared on: 17/10/2019**

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Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.

Potential purchasers to complete appropriate due diligence and verify all information.

Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.