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 and postcode

5 Hurst Street Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$750,000	&	\$780,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$820,000	Prope	erty type	e House		Suburb	Gisborne
Period-from	01 Jan 2020	to	31 Dec 2	2020	Source		Corelogic

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 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
26 Gordon Boulevard Gisborne VIC 3437	\$800,000	10-Dec-20
21 Morand Street Gisborne VIC 3437	\$755,000	25-Aug-20
6 Banker Court Gisborne VIC 3437	\$790,000	30-Dec-19

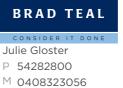
OR

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 18 months.

This Statement of Information was prepared on: 14 January 2021



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7477	don Bou	llevard Gisborne VIC	Sold Price	^{RS} \$800,000 ^{UN}	Sold Date	10-Dec-20
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21 Morand Street Gisborne VIC 3437	Sold Price	\$755,000 Sold Date 25-Aug-20
🖴 4 🕒 2 🞧 2		Distance 0.22km

	6 Bank	er Court	Gisborne VIC 3437	Sold Price	\$790,000	Sold Date	30-Dec-19
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RS = Recent sale UN = Undisclosed Sale

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