

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	28 Kilmore Road, Gisborne, VIC 3437
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Indicative selling price

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

Price Range	\$690,000	&	\$730,000
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Median sale price

Median price	\$1,035,000	Property Type	House	Suburb	Gisborne (3437)
Period - From	01/01/2023	to	30/06/2023	Source	RP Data

Comparable property sales

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
15 SUNNY PARK CLOSE, GISBORNE VIC 3437	\$720,000	16/08/2023
2 SUNNY PARK CLOSE, GISBORNE VIC 3437	\$730,000	21/06/2023
12 MOUNTAIN VIEW WAY, GISBORNE VIC 3437	\$700,000	16/07/2023

This Statement of Information was prepared on: 31/10/2023