

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

7 COTTON CIRCUIT 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

\$1,140,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Gisborne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

31 ARRAN STREET GISBORNE VIC 3437

1165000

16-Jul-25

24 LEAHY CIRCUIT GISBORNE VIC 3437

1132000

01-Jul-25

355 MCGEORGE ROAD GISBORNE VIC 3437

1200000

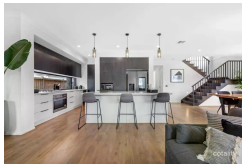
22-May-25

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.

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31 ARRAN STREET GISBORNE VIC 3437

Sold Price

^{RS} **1165000**

Sold Date

16-Jul-25

 4  2  2

Distance

0.35km



24 LEAHY CIRCUIT GISBORNE VIC 3437

Sold Price

^{RS} **1132000**

Sold Date

01-Jul-25

 4  3  2

Distance

0.88km



355 MCGEORGE ROAD GISBORNE VIC 3437

Sold Price

^{RS} **1200000** ^{UN}

Sold Date

22-May-25

 4  2  2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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