

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1601 - Buckland Boulevard, Gisborne, 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ 533,000

or range between

&

### Median sale price

Median price \$ 455,500

Property type

Vacant Land

Suburb

Gisborne

Period - From 1/10/2024

to

31/12/2024

Source

Oliver Hume

### Comparable property sales

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 |
|--|------------|--------------|
| 1 Lot 201 - Road 2, Gisborne, 3437           | \$ 533,300 | 2/02/2025    |
| 2 Lot 1605 - Buckland Street, Gisborne, 3437 | \$ 523,000 | 18/09/2023   |
| 3 Lot 325 - Road 5, Gisborne, 3437           | \$ 503,000 | 7/01/2025    |

This Statement of Information was prepared on:

17 Mar 2025