

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 1624 - Ferbane Drive, Gisborne, 3437

Indicative selling price

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

Single price	\$	767,500	or range between		&	
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Median sale price

Median price	\$	478,000	Property type	Vacant Land	Suburb	Gisborne
Period - From	1/07/2023	to	30/09/2023	Source	Oliver Hume	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 1509 - Brooking Road, Gisborne, 3437	\$ 769,000	23/06/2022
2 Lot 1510 - Brooking Road, Gisborne, 3437	\$ 769,000	31/05/2022
3 Lot 1511 - Brooking Road, Gisborne, 3437	\$ 769,000	29/05/2022

This Statement of Information was prepared on:

25 Oct 2023