

## 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 216 - Road 3, Gisborne, 3437

### Indicative selling price

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

Single price  or range between  &

### Median sale price

Median price \$  Property type  Suburb

Period - From  to  Source

### 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 1627 - Brooking Road, Gisborne, 3437	\$ 827,000	23/06/2023
2 Lot 1626 - Brooking Road, Gisborne, 3437	\$ 789,000	28/06/2023
3 Lot 1512 - Horseleap Street, Gisborne, 3437	\$ 784,000	31/07/2023

This Statement of Information was prepared on: