

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 230 - Road 2, Gisborne, 3437

Indicative selling price

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

Single price or range between

\$542,800

 &

\$552,800

Median sale price

Median price

\$ 441,500

 Property type

Vacant Land

 Suburb

Gisborne

Period - From

1/04/2024

 to

30/06/2024

 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 1641 - Buckland Boulevard, Gisborne, 3437	\$ 518,000	24/08/2024
2 Lot 1203 - Richey Promenade, Gisborne,	\$ 584,000	11/07/2023
3 Lot 1546 - Dalk Drive, Gisborne, 3437	\$ 505,000	17/08/2023

This Statement of Information was prepared on:

27 Aug 2024