

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 or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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
1	9 Cherry La GISBORNE 3437	\$1,670,000	25/02/2023
2	17 Fisher St GISBORNE 3437	\$1,550,000	20/12/2023
3	46 Dalton St GISBORNE 3437	\$1,530,000	21/09/2022

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.~~

This Statement of Information was prepared on:



Property Type: House

Land Size: 1,342sqm approx sqm approx

Agent Comments

Comparable Properties



9 Cherry La GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$1,670,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 1617 sqm approx



17 Fisher St GISBORNE 3437 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 2382 sqm approx

46 Dalton St GISBORNE 3437 (VG)

Agent Comments



Price: \$1,530,000

Method: Sale

Date: 21/09/2022

Property Type: House (Res)

Land Size: 1129 sqm approx