

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 and
postcode

2 Cassinia Court Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Gisborne

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

15 Charters Avenue Gisborne VIC 3437	\$910,000	27-Feb-21
3 Needlewood Court Gisborne VIC 3437	\$850,000	20-Mar-21
35 Vancleve Crescent Gisborne VIC 3437	\$870,000	02-Mar-21

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: 24 May 2021

	15 Charters Avenue Gisborne VIC 3437  4  2  2	Sold Price \$910,000	Sold Date 27-Feb-21	Distance 0.15km
	3 Needlewood Court Gisborne VIC 3437  5  2  2	Sold Price ^{RS} \$850,000	Sold Date 20-Mar-21	Distance 0.23km
	35 Vancleve Crescent Gisborne VIC 3437  4  2  2	Sold Price ^{RS} \$870,000	Sold Date 02-Mar-21	Distance 0.26km

RS = Recent sale UN = Undisclosed Sale

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