

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

LOT 1 BLACK AVENUE, GISBORNE

Indicative selling price

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

Single price \$399,350

or range between \$*

&

\$

Median sale price

Median price \$415000

Property type LAND

Suburb GISBORNE

Period - From 1/1/2019

to

2/1/2020

Source

PRICEFINDER

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. 7 GREVILLIA RD GISBORNE	\$385,000	16/10/2019
2. 24 WALLABY RUN, GISBORNE	\$400,000	16/09/2019
3. 39 COOP DRIVE, GISBORNE	\$400,000	3/01/2019

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: 2/1/2020