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	8 Pleasant View Court, Gisborne.

Indicative selling price

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

	or range between	$650,000	&	$700,000

Median sale price

Median price	$1,017,500	Property type	House	Suburb	Gisborne
Period - From	Sept 2023	to	Oct 2024	Source	Realestate.com.au

Comparable property sales

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. 4 Pleasant View Court, Gisborne VIC 3437	$647,000	18/01/2024
2. 57 Sunny Park Close, Gisborne VIC 3437	$820,000	03/042024
3. 11 Vista Close, Gisborne VIC 3437	$640,000	01/08/2024

This Statement of Information was prepared on: 17/10/2024