## 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 | 31 TASMAN ROAD GISBORNE VIC 3437 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $890,000 | & | $950,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $980,000 | Property type | *HOUSE* | Suburb | GISBORNE |

| | | | | | |
|---|---|---|---|---|---|
| Period - From | 18/11//2023 | to | 18/11//24 | Source | PRICEFINDER.COM |

## 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 |
|---|---|---|
| 25 VANCLEVE CRESCENT GISBORNE | $870,000 | 19/7/24 |
| 18 GORDON BOULEVARD GISBORNE | $910,000 | 29/7/24 |
| 10 HURST STREET GISBORNE | $930,000 | 24/10/24 |

This Statement of Information was prepared on: 19th NOVEMBER 2024