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<br>Including suburb or locality and postcode | 225 Panorama Drive, Gisborne, VIC, 3437 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| | or range between | $1,395,000 | & | $1,495,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,070,000 | Property type | House | Suburb | Gisborne |
| Period - From | April 2022 | to | March 2023 | Source | Pricefinder.com.au |

## Comparable property sales

These are the two 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 |
|---|---|---|
| 105 MGregor Road, Gisborne | $1,560,000 | 16/03/2023 |
| 31 Gyro Court, Gisborne | $1,640,000 | 23/02/2022 |

This Statement of Information was prepared on: 31st May 2023