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: 5 Hyperno Court, New Gisborne, VIC, 3438

Indicative selling price

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

Single price: $ | or range between: $850,000 | & $890,000

Median sale price

Median price: $1,040,000 | Property type: *4 BR House* | Suburb: New Gisborne

Period - From: November 2022 | to: November 2023 | Source: Realestate.com.au

Important advice about the median sale price:

When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980

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. 8 Coleman Court. New Gisborne	$850,000	5th August 2023
2. 8 Comic Court, New Gisborne	$850,000	10th May 2023
3. 3 Comic Court, New Gisborne	$880,000	22nd October 2022

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: 24th November 2023