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 and postcode	8 BLACK AVENUE GISBORNE VIC 3437

Indicative selling price

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

Single Price	$749,990	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$995,000	Property type	House	Suburb	Gisborne
Period-from	01 Feb 2023	to	31 Jan 2024	Source	Corelogic

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
10 ZEAL STREET NEW GISBORNE VIC 3438	$780,000	02-Feb-23
11 HOWEY STREET GISBORNE VIC 3437	$740,000	10-Nov-22
15 THE BOULEVARD GISBORNE VIC 3437	$760,000	26-Aug-22

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.~~

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10 ZEAL STREET NEW GISBORNE VIC 3438

3 2 2

Sold Price **$780,000** Sold Date **02-Feb-23**

Distance **2.05km**



11 HOWEY STREET GISBORNE VIC 3437

3 2 2

Sold Price **$740,000** Sold Date **10-Nov-22**

Distance **1.5km**



15 THE BOULEVARD GISBORNE VIC 3437

3 2 2

Sold Price **$760,000** Sold Date **26-Aug-22**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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