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	20 Wyralla Crescent 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	$820,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$466,250	Property type	Land	Suburb	Gisborne
Period-from	01 Jan 2020	to	31 Dec 2020	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
20 Pindara Place Gisborne VIC 3437	$1,200,000	28-Jul-20
5 Pindara Place Gisborne VIC 3437	$890,000	17-Nov-20
17 Pindara Place Gisborne VIC 3437	$1,150,000	12-Oct-20

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: 13 January 2021

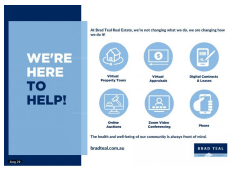
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20 Pindara Place Gisborne VIC 3437
3 2 3
Sold Price **$1,200,000** Sold Date **28-Jul-20**
Distance **0.15km**



5 Pindara Place Gisborne VIC 3437
4 2 2
Sold Price **$890,000** Sold Date **17-Nov-20**
Distance **0.19km**



17 Pindara Place Gisborne VIC 3437
4 4 2
Sold Price **$1,150,000** Sold Date **12-Oct-20**
Distance **0.2km**



5 Wyralla Crescent Gisborne VIC 3437
4 2 4
Sold Price **$890,000** Sold Date **14-Aug-20**
Distance **0.26km**



6 Kennington Rise Gisborne VIC 3437
5 3 3
Sold Price **$1,150,000** Sold Date **18-Sep-20**
Distance **0.29km**



16 Wyralla Crescent Gisborne VIC 3437
4 2 2
Sold Price **$810,000** Sold Date **18-Jul-19**
Distance **0.06km**

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

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1 Grange Court Gisborne VIC 3437 Sold Price **$1,360,000** Sold Date **26-Nov-19**

3 2 4 Distance **0.16km**



4 Pindara Place Gisborne VIC 3437 Sold Price **$1,090,000** Sold Date **22-Mar-20**

1 3 2 Distance **0.17km**



40 Wyralla Crescent Gisborne VIC 3437 Sold Price **$800,000** Sold Date **17-Jul-19**

2 2 2 Distance **0.22km**



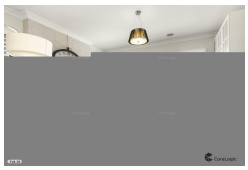
23 Carinya Drive Gisborne VIC 3437 Sold Price **$840,000** Sold Date **24-Sep-20**

4 2 4 Distance **0.23km**



21 Carinya Drive Gisborne VIC 3437 Sold Price **$810,000** Sold Date **12-May-20**

4 2 4 Distance **0.24km**



1 Wyralla Crescent Gisborne VIC 3437 Sold Price **$830,000** Sold Date **05-Jun-20**

4 2 2 Distance **0.31km**

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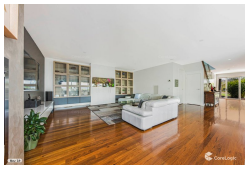
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8 Morilla Court Gisborne VIC 3437 — Sold Price RS $744,500 UN — Sold Date 18-Nov-20
3 2 2 — Distance 0.31km



12 Pindara Place Gisborne VIC 3437 — Sold Price $1,180,000 — Sold Date 10-Jun-20
4 2 2 — Distance 0.33km



39-41 Carinya Drive Gisborne VIC 3437 — Sold Price $1,140,000 — Sold Date 02-Oct-20
5 2 4 — Distance 0.34km



5 Carinya Drive Gisborne VIC 3437 — Sold Price $400,000 — Sold Date 16-Jul-20
4 2 4 — Distance 0.34km



83 Mount Gisborne Road Gisborne VIC 3437 — Sold Price $1,290,000 — Sold Date 02-Sep-20
4 2 3 — Distance 0.39km



46-48 Carinya Drive Gisborne VIC 3437 — Sold Price $980,000 — Sold Date 01-Jun-20
4 3 1 — Distance 0.41km

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4 Kennington Rise Gisborne VIC 3437

4 2 2

Sold Price **$1,025,000** Sold Date **18-Jun-20**

Distance **0.36km**



26 Alcheringa Court Gisborne VIC 3437

4 2 2

Sold Price RS **$1,100,000** UN Sold Date **11-Dec-20**

Distance **0.19km**

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