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	6 Riceflower Court 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~~		or range between	$995,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Gisborne
Period-from	01 May 2020	to	30 Apr 2021	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
2/49 Brooking Road Gisborne VIC 3437	$905,000	22-Mar-21
5 Scentbark Way Gisborne VIC 3437	$900,000	15-Dec-20
3 Kavanagh Court Gisborne VIC 3437	$1,100,000	31-Mar-21

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: 20 May 2021

CONSUMER AFFAIRS VICTORIA

BRAD TEAL • woodards
Toni Bloodworth-Barker
P 54282800
M 041122928
E toni@bradteal.com.au



2/49 Brooking Road Gisborne VIC 3437

4 2 2

Sold Price RS **$905,000** UN Sold Date **22-Mar-21**

Distance **0.13km**



5 Scentbark Way Gisborne VIC 3437

4 2 2

Sold Price **$900,000** Sold Date **15-Dec-20**

Distance **0.14km**



3 Kavanagh Court Gisborne VIC 3437

4 2 4

Sold Price **$1,100,000** Sold Date **31-Mar-21**

Distance **0.28km**



20 Charters Avenue Gisborne VIC 3437

4 3 2

Sold Price **$1,150,000** Sold Date **15-Jan-21**

Distance **0.54km**

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

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