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	12/1 Montvue 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	$469,900	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Land	Suburb	Gisborne
Period-from	01 Sep 2020	to	31 Aug 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
357 McGeorge Road Gisborne VIC 3437	$410,000	06-Jul-20
28 Cotton Circuit Gisborne VIC 3437	$420,000	26-Aug-20
4/97 Aitken Street Gisborne VIC 3437	$540,000	17-Feb-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: 14 September 2021

BRAD TEAL • woodards

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357 McGeorge Road Gisborne VIC 3437

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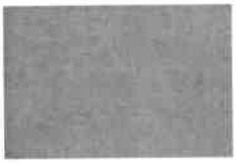
Sold Price **$410,000** Sold Date **06-Jul-20**

Distance **0.92km**



28 Cotton Circuit Gisborne VIC 3437

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Sold Price **$420,000** Sold Date **26-Aug-20**

Distance **0.93km**



4/97 Aitken Street Gisborne VIC 3437

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Sold Price **$540,000** Sold Date **17-Feb-21**

Distance **1.24km**

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

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