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	89 Howey Street 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	$1,450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Gisborne
Period-from	01 Jan 2021	to	31 Dec 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
8 The Willows Gisborne VIC 3437	$1,400,000	30-Oct-21
14 The Willows Gisborne VIC 3437	$1,390,000	24-Jul-21
160 Aitken Street Gisborne VIC 3437	$1,050,000	20-Dec-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: 19 January 2022

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8 The Willows Gisborne VIC 3437

5 2 4

Sold Price RS $1,400,000 UN

Sold Date 30-Oct-21

Distance 1.12km



14 The Willows Gisborne VIC 3437

4 2 4

Sold Price $1,390,000

Sold Date 24-Jul-21

Distance 1.21km



160 Aitken Street Gisborne VIC 3437

4 2 3

Sold Price RS $1,050,000

Sold Date 20-Dec-21

Distance 0.97km



28 Goode Street Gisborne VIC 3437

3 2 -

Sold Price $950,000

Sold Date 24-Aug-21

Distance 0.47km



24 Worcester Road Gisborne VIC 3437

4 2 6

Sold Price RS $1,045,000

Sold Date 01-Dec-21

Distance 1.05km



60 Stephen Street Gisborne VIC 3437

3 2 2

Sold Price $755,000

Sold Date 16-Aug-21

Distance 0.1km

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

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