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 ARRAN 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	$1,000,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$998,250	Property type	House	Suburb	Gisborne
Period-from	01 Oct 2021	to	30 Sep 2022	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
4 THORNTON COURT GISBORNE VIC 3437	1315000	06-Jul-22
4 TOWN PLACE GISBORNE VIC 3437	990000	20-May-22
9 COTTON CIRCUIT GISBORNE VIC 3437	1000000	10-Oct-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.~~

This Statement of Information was prepared on: 27 October 2022

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4 THORNTON COURT GISBORNE VIC 3437

4 2 2

Sold Price RS 1315000 Sold Date 06-Jul-22

Distance 0.76km



4 TOWN PLACE GISBORNE VIC 3437

4 2 2

Sold Price 990000 Sold Date 20-May-22

Distance 0.46km



9 COTTON CIRCUIT GISBORNE VIC 3437

4 2 2

Sold Price RS 1000000 Sold Date 10-Oct-22

Distance 0.32km

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

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