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 or locality and postcode	22 Dalray Crescent, New Gisborne Vic 3438

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $995,000 & $1,070,000

Median sale price

Median price $950,000 Property Type House Suburb New Gisborne

Period - From 01/10/2023 to 30/09/2024 Source REIV

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
1	43 Chessy Park Dr NEW GISBORNE 3438	$1,053,000	30/07/2024
2	149 Aitken St GISBORNE 3437	$1,090,000	29/03/2024
3	18 Dalray Cr NEW GISBORNE 3438	$1,100,000	28/03/2024

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: 26/11/2024 12:57

22 Dalray Crescent, New Gisborne Vic 3438

Kerryn Wildenburg
03 5427 2800
0420 473 041
kerrynwildenburg@jelliscraig.com.au



4 2 2

Rooms: 9
Property Type: House
Land Size: 1202 sqm approx

Agent Comments

Indicative Selling Price
$995,000 - $1,070,000
Median House Price
Year ending September 2024: $950,000

Comparable Properties



43 Chessy Park Dr NEW GISBORNE 3438 (REI/VG)

4 2 2

Price: $1,053,000
Method: Private Sale
Date: 30/07/2024
Rooms: 9
Property Type: House (Res)
Land Size: 1053 sqm approx

Agent Comments



149 Aitken St GISBORNE 3437 (REI/VG)

4 2 2

Price: $1,090,000
Method: Private Sale
Date: 29/03/2024
Property Type: House (Res)
Land Size: 1165 sqm approx

Agent Comments



18 Dalray Cr NEW GISBORNE 3438 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)
Land Size: 1403 sqm approx

Agent Comments

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