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	Lot 121 Brocchi Road, New Gisborne, Vic 3438

Indicative selling price

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

Single Price	$409,000				

Median sale price

Median price	$645,000	Property type	Vacant Land	Suburb	New Gisborne
Period - From	Oct 2019	to	Oct 2020	Source	Pricefinder.com.au

Comparable property sales

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
Lot 115, 28 Ferrier Road, New Gisborne	$400,000	29/07/2020
Lot 130, 28 Ferrier Road, New Gisborne	$400,000	08/09/2020
19 Morrow Road, Gisborne	$440,000	19/12/2019

This Statement of Information was prepared on: 27th October 2020