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	3 Jacksons Creek Way, Gisborne, Victoria, 3437

Indicative selling price

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

Single price	$	or range between	$950,000	&	$995,000

Median sale price

Median price	$842,500	Property type	*House*	Suburb	Gisborne
Period - From	04/05/2020	to	04/05/2021	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
1. 2 Arwon Court, New Gisborne	$955,000	07/12/2020
2. 42 Skyline Drive, Gisborne	$975,000	21/02/2020
3. 7 Penelope Court, Gisborne	$952,500	28/02/2020

This Statement of Information was prepared on: Tuesday 4th May, 2021