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	23 Dumbarton Way, Gisborne, Victoria, 3437

Indicative selling price

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

Single price	$	or range between	$1,680,000	&	$1,800,000

Median sale price

Median price	$965,000	Property type	*House*	Suburb	Gisborne
Period - From	January 2021	to	December 2021	Source	pricefinder.com.au

Comparable property sales

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: Tuesday 15th March, 2022