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	Lot 1 / 81 Aitken Street, Gisborne, Victoria, 3437 Lot 2 / 81 Aitken Street, Gisborne, Victoria, 3437

Indicative selling price

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

Single price	$	or range between	Lot 1 $1,200,000 Lot 2 $550,000	&	$1,320,000 $600,000

Median sale price

Median price	$1,235,000 / $530,000	Property type	*House and Vacant Land*	Suburb	Gisborne
Period - From	25/07/2021	to	25/07/2022	Source	pricefinder.com.au

Comparable property sales

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~~	~~$~~	
2	$	
~~3~~	~~$~~	

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: 25th July, 2022