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: Unit 1, 4 Morrow Road, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ | or range between: $560,000 | & $590,000

Median sale price

Median price: $620,000 | Property type: *Unit* | Suburb: Gisborne

Period - From: 14/01/2020 | to: 14/07/2021 | 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 94 Fersfield Road, Gisborne	$530,000	23/12/2020
2 12/75 Hamilton Street, Gisborne	$560,000	16/01/2020
3 1/11 Worcester Road, Gisborne	$620,000	20/06/2020

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: Wednesday, 14th July 2021