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 122 Brocchi Road, New Gisborne, Victoria, 3438

Indicative selling price

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

Single price		or range between	$405,000	&	$425,000

Median sale price

Median price	$645,000	Property type	*Vacant Land*	Suburb	New Gisborne
Period - From	07/10/2019	to	07/10/2020	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
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

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: 7th October 2020