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: 2 Rimfire Court, New Gisborne, Victoria 3437

Indicative selling price

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

Single price: $ or range between: $705,000 & $770,000

Median sale price

Median price: $745,000 | Property type: *House* | Suburb: New Gisborne

Period - From: 21/04/2019 to: 21/10/2020 | 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 25 Vernon Close, New Gisborne	$720,000	05/06/2020
2 48 Dalray Crescent, New Gisborne	$760,000	15/05/2020
3 19 Coleman Court, New Gisborne	$710,000	15/10/2020

This Statement of Information was prepared on: Wednesday 21st October, 2020