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: 5 Wyralla Crescent, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ | or range between: $879,000 | &: $935,000

Median sale price

Median price: $800,000 | Property type: *House* | Suburb: Gisborne

Period - From: December 2018 | to: December 2019 | 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
1 111 Willowbank Road, Gisborne	$850,000	15/06/2019
2 6 Town Place, Gisborne	$900,000	31/07/2019
3 91 Brooking Road, Gisborne	$890,000	21/05/2019

This Statement of Information was prepared on: Tuesday 10th December, 2019