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 24 Riceflower Court, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $385,000 or range between: $ & $

Median sale price

Median price: $355,000 Property type: *Land* Suburb: Gisborne

Period - From: December, 2017 to: December, 2018 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 Lot 54 Scentbark Way, Gisborne	$410,000	October, 2018
2 Lot 68 Grevillia Court, Gisborne	$395,000	August, 2018
3 Lot 54 Bartolo Court, Gisborne	$410,000	August, 2018

This Statement of Information was prepared on: Thursday, 14th May 2020