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: 46 Wallaby Run, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ 440,000 or range between: $ & $

Median sale price

Median price: $ 420,000 Property type: *Vacant Land* Suburb: Gisborne

Period - From: 16/03/2019 to: 16/09/2020 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
1 17 Morrow Road, Gisborne	$ 440,000	19/12/2019
2 83 Willowbank Road, Gisborne	$ 420,000	06/07/2020
3 11B Ormerod Court, Gisborne	$ 420,000	06/12/2019

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: Wednesday, 16th September 2020