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	Units 18, 20, 22 and 24 / 1 Cover Drive, New Gisborne, Victoria, 3438

Indicative selling price

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

Single price	$	or range between	$570,000	&	$590,000

Median sale price

Median price	$715,000	Property type	*Units*	Suburb	New Gisborne
Period - From	01/10/2020	to	30/09/2021	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
1 273 Station Road, New Gisborne	$715,000	08/05/2021
2 7 Hurst Drive, New Gisborne	$455,000	10/08/2021
3 4/1 Cover Drive, New Gisborne	$730,000	21/08/2021

This Statement of Information was prepared on: Friday 26th November, 2021