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	42 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	$1,325,000	&	$1,425,000

Median sale price

Median price	$922,500	Property type	*House*	Suburb	Gisborne
Period - From	01/12/20020	to	01/12/2021	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~~	~~$~~	
2	$	
~~3~~	~~$~~	

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 1st December 2021