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 130, 28 Ferrier Road, New Gisborne, Victoria, 3438

Indicative selling price

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

Single price: $ | or range between: $398,000 | &: $415,000

Median sale price

Median price: $220,000 | Property type: *Land* | Suburb: New 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
1 193 Station Road, New Gisborne	$420,000	20/10/2018
2 191A Station Road, New Gisborne	$420,000	10/12/2018
3 28 Wallaby Run, Gisborne	$415,000	11/07/2019

This Statement of Information was prepared on: Friday 20th March, 2020