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: 10 Brocchi Road, New Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ or range between: $430,000 & $470,000

Median sale price

Median price: $400,000 Property type: *Land* Suburb: New Gisborne

Period - From: 01/07/2020 to: 30/06/2021 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 Lot 5, 49 Brooking Road, Gisborne	$425,000	26/08/2021
2 Lot 143, 28 Ferrier Road, New Gisborne	$405,000	20/07/2021
3 Lot 101, 28 Ferrier Road, New Gisborne	$445,000	13/05/2021

This Statement of Information was prepared on: Monday 20th September, 2021