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: 56 Short Road, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ or range between: $1,370,000 & $1,450,000

Median sale price

Median price: $875,000 | Property type: *House* | Suburb: Gisborne

Period - From: 09/02/2020 to: 09/08/2021 | 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 58 Welsh Road, Gisborne	$1,362,500	07/04/2021
2 262 Mount Gisborne Road, Gisborne South	$1,560,000	09/03/2021
3 28 Lock Road, Gisborne South	$1,650,000	17/07/2021

This Statement of Information was prepared on: Monday 9th August, 2021