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 Including suburb or locality and postcode	81 Mount Robertson Road, New Gisborne

Indicative selling price

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

$1,250,000	&	$1,350,000

Median sale price

Median price	$811,000	Property type	House	Suburb	New Gisborne
Period - From	01-Oct-2020	to	27-Oct-2021	Source	Price Finder

Comparable property sales (*Delete A or B below as applicable)

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. 70 Shannons Road, New Gisborne VIC 3438	$1,255,000	04-Apr-2020
2. 163 Pierce Road, New Gisborne VIC 3438	$1,250,000	24-Oct-2020
3. 3 Beatrice Court, New Gisborne VIC 3438	$1,401,000	11-Nov-2021

This Statement of Information was prepared on: 12-Nov-2021