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 143, 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: $420,000 | &: $430,000

Median sale price

Median price: $285,000 | Property type: *Land* | Suburb: New Gisborne

Period - From: May 2019 | to: May 2020 | 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 191A Station Road, New Gisborne	$420,000	10/12/2018
2 28 Wallaby Run, Gisborne	$415,000	11/07/2019
3 Lot 115, 28 Ferrier Road, New Gisborne	$400,000	16/01/2020

This Statement of Information was prepared on: Thursday, 7th May 2020