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	3 TURANGA ROAD, GISBORNE VIC 3437

Indicative selling price

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

Single price	$	or range between	$ 1,125,000	&	$ 1,230,000

Median sale price

Median price	$ 1,080,000	Property type	*HOUSE*	Suburb	GISBORNE
Period - From	August 22	to	August 23	Source	Realestate.com.au

Comparable property sales

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 5 JACKSON CREEK WAY, GISBORNE 3437	$ 1,215,000	27/01/2023
2 78 FISHER STREET, GISBORNE 3437	$ 965,000	10/02/2023
3 19 MULGUTHERIE WAY, GISBORNE 3437	$ 1,190,000	06/04/2023

OR

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 4th September 2023