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: 78 Fisher Street, Gisborne, Victoria, 3437

Indicative selling price

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

Single price: $ | or range between: $880,000 | & $960,000

Median sale price

Median price: $1,150,000 | Property type: *House* | Suburb: Gisborne

Period - From: February 2021 | to: February 2022 | 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 71 Howey Street, Gisborne	$895,000	28/09/2022
2 4 Daly Street, Gisborne	$950,000	10/09/2022
3 22 Oakley Court, Gisborne	$920,000	22/03/2022

This Statement of Information was prepared on: Monday 30th January, 2023