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	10 TUXEDO DRIVE GISBORNE VIC 3437

Indicative selling price

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

Single price		or range between	$1,040,000	&	$1,090,000

Median sale price

Median price	$1,000,000	Property type	*HOUSE*	Suburb	GISBORNE
Period - From	June 2023	To	May 2024	Source	Realestate.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**
1 149 AITKEN STREET GISBORNE	$1,090,000	26/2/2024
2 26 ARRAN STREET GISBORNE	$1,100,000	16/2/2024
3 5 TOWN PLACE GISBORNE	$1,200,000	15/11/2023

This Statement of Information was prepared on: 3rd June 2024