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	105 McGregor Road, Gisborne, VIC, 3437

Indicative selling price

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

	or range between	$1,550,000	&	$1,700,000

Median sale price

Median price	$1,110,000	Property type	House	Suburb	Gisborne
Period - From	Jan 2022	to	Dec 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
16 Short Road, Gisborne	$1,510,000	20/05/2022
31 Gyro Court, Gisborne	$1,640,000	23/02/2022
19 High View Crescent, Gisborne	$1,510,000	27/01/2022

This Statement of Information was prepared on: 27/01/2022