

**STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980**

Property offered for sale:

**47 Coop Drive, Gisborne Vic 3437**

**Indicative Selling Price:** \$650,000 - \$670,000  
 for the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Median Sale Price:** \$800,000

**Property Type:** House

**Suburb:** Gisborne

**Source:** RP Data

**Period from :** 10/01/2019 to 10/01/2020



Address of Comparable Property Sales:	Price	Date of Sale
12 Oakley Court, Gisborne Vic 3437	\$640,000	December '19
20 The Boulevard, Gisborne Vic 3437	\$621,500	November '19
36 The Boulevard, Gisborne Vic 3437	\$660,000	September '19

*These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale.*

*This Statement of Information was prepared on: 10/01/2020*

**Jason Kennedy** | 0417 383 235 | [jason@kennedyandhunt.com.au](mailto:jason@kennedyandhunt.com.au)

*Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*