

# 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 17 Morand Street, Gisborne, Victoria, 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$990,000 & \$1,080,000

### Median sale price

Median price \$802,500

Property type House

Suburb Gisborne

Period - From 14/07/2019

to

14/01/2020

Source pricefinder.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 29 Childe Harold Road, Gisborne	\$992,000	12/12/2019
2 7 Pearce Court, Gisborne	\$1,019,000	30/08/2019
3 21 Mulguthrie Way, Gisborne	\$1,000,000	06/07/2019

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: Tuesday 14<sup>th</sup> January 2020