

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 Choice Place, Gisborne, Victoria, 3437

Indicative selling price

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

Single price \$1,750,000

or range between

&

Median sale price

Median price \$1,070,000

Property type House

Suburb Gisborne

Period - From 24/04/2022

to

24/04/2023

Source realestate.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	4 Abbey Court, Gisborne	\$ 1,750,000	16/02/2023
2	12 Choice Place, Gisborne	\$ 1,830,000	31/03/2022
3	10 The Boomerang, Gisborne	\$ 1,860,000	16/03/2022

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: 24 April 2023