

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 49 The Boulevard, Gisborne Vic 3437
Including suburb or locality and postcode

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$810,000 Property Type House Suburb Gisborne

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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 Rd GISBORNE 3437	\$992,000	12/12/2019
2	6 Belcher Way GISBORNE 3437	\$900,000	19/12/2019
3	11 Childe Harold Rd GISBORNE 3437	\$885,000	13/12/2019

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: 20/12/2019 16:03



5 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 867 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
Year ending September 2019: \$810,000

Comparable Properties



29 Childe Harold Rd GISBORNE 3437 (REI)

Agent Comments

4 2 2

Price: \$992,000
Method: Private Sale
Date: 12/12/2019
Rooms: 6
Property Type: House
Land Size: 842 sqm approx



6 Belcher Way GISBORNE 3437 (REI)

Agent Comments

4 2 2

Price: \$900,000
Method: Private Sale
Date: 19/12/2019
Rooms: 6
Property Type: House
Land Size: 1212 sqm approx



11 Childe Harold Rd GISBORNE 3437 (REI)

Agent Comments

4 2 2

Price: \$885,000
Method: Private Sale
Date: 13/12/2019
Property Type: House