

## 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  
 28 Jacksons Creek Way, Gisborne Vic 3437

#### Indicative selling price

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

Range between \$1,075,000 & \$1,150,000

#### Median sale price

Median price \$835,000 House  Unit  Suburb or locality Gisborne

Period - From 01/07/2018 to 30/06/2019 Source REIV

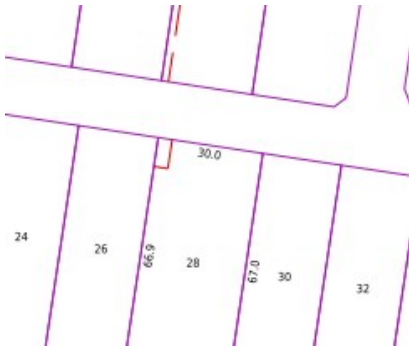
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	12 Fowler Ct GISBORNE 3437	\$1,175,000	21/12/2018
2	13 Pinelea Gr GISBORNE 3437	\$1,085,000	08/01/2019
3	72 Skyline Dr GISBORNE 3437	\$1,050,000	28/05/2019

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 eighteen months.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 2009 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,075,000 - \$1,150,000  
**Median House Price**  
Year ending June 2019: \$835,000

## Comparable Properties

### 12 Fowler Ct GISBORNE 3437 (VG)

**Agent Comments**

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**Price:** \$1,175,000  
**Method:** Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2559 sqm approx



### 13 Pinelea Gr GISBORNE 3437 (REI/VG)

**Agent Comments**

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**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 08/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1826 sqm approx



### 72 Skyline Dr GISBORNE 3437 (VG)

**Agent Comments**

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**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 28/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3 sqm approx