

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 and
postcode

5 Carroll Court Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Gisborne

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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

52 Fersfield Road Gisborne VIC 3437	\$549,000	09-Feb-19
88 Sheedy Road Gisborne VIC 3437	\$620,000	13-Oct-18
30 Grant Avenue Gisborne VIC 3437	\$725,000	13-Oct-18

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: 04 December 2019



52 Fersfield Road Gisborne VIC 3437

3 2 2

Sold Price **\$549,000** Sold Date **09-Feb-19**

Distance **0.17km**



88 Sheedy Road Gisborne VIC 3437

3 2 5

Sold Price **\$620,000** Sold Date **13-Oct-18**

Distance **0.24km**



30 Grant Avenue Gisborne VIC 3437

3 2 2

Sold Price **\$725,000** Sold Date **13-Oct-18**

Distance **0.43km**

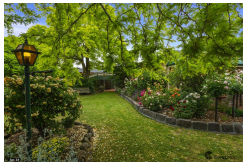


7 Howey Street Gisborne VIC 3437

4 1 2

Sold Price **\$700,000** Sold Date **11-Oct-18**

Distance **0.43km**



13 Worcester Road Gisborne VIC 3437

4 2 3

Sold Price **\$710,000** Sold Date **14-Dec-18**

Distance **0.5km**



20 Worcester Road Gisborne VIC 3437

4 2 2

Sold Price **\$670,000** Sold Date **11-Nov-18**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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Ken Grech
P 5428 4007
M 0418 509 710
E ken.grech@gisborne.rh.com.au



3 Wilson Place Gisborne VIC 3437

Sold Price

\$720,000

Sold Date

10-Jan-19

 5

 2

 2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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