



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

95 Short Road, GISBORNE, 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

\$950,000

&

\$980,000

### Median sale price

Median price

\$750,000

Property type

House

Suburb

GISBORNE, 3437

Period from

26/12/2018

to

10/01/2019

Source

rea

### Comparable property sale

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
2 Seville Road, GISBORNE, 3437 Victoria	\$955,000	31/12/2018
1 Nicole Court, GISBORNE, 3437 Victoria	\$1,210,000	03/12/2018
14 Choice Place, GISBORNE, 3437 Victoria	\$960,000	27/12/2018