

## 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

## 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  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## Comparable property sales

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
1 149 AITKEN STREET GISBORNE	\$1,090,000	26/2/2024
2 26 ARRAN STREET GISBORNE	\$1,100,000	16/2/2024
3 5 TOWN PLACE GISBORNE	\$1,200,000	15/11/2023

This Statement of Information was prepared on:

