

# 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

17 Fisher Street, 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 \$1,480,000 & \$1,600,000

### Median sale price

Median price \$1,020,000 Property Type House Suburb Gisborne

Period - From 01/10/2022 to 30/09/2023 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	55 Aitken St GISBORNE 3437	\$1,600,000	11/08/2022
2	5 Valley Ct GISBORNE 3437	\$1,495,000	08/06/2022
3	1 Abbey Ct GISBORNE 3437	\$1,400,000	18/08/2023

**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:

06/11/2023 12:50



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2382 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,480,000 - \$1,600,000  
**Median House Price**  
Year ending September 2023: \$1,020,000

## Comparable Properties



55 Aitken St GISBORNE 3437 (REI/VG)

Agent Comments



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 11/08/2022  
**Property Type:** House  
**Land Size:** 2055 sqm approx



5 Valley Ct GISBORNE 3437 (REI/VG)

Agent Comments



**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 08/06/2022  
**Property Type:** House  
**Land Size:** 2131 sqm approx



1 Abbey Ct GISBORNE 3437 (REI)

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 18/08/2023  
**Property Type:** House (Res)  
**Land Size:** 2018 sqm approx