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										
Range betwee	\$1,480,000		&		\$1,600,000					
Median sale p	rice									
Median price	\$1,020,000	Pro	operty Type	Hou	ise		Suburb	Gisborne		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress 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



17 Fisher Street, Gisborne Vic 3437



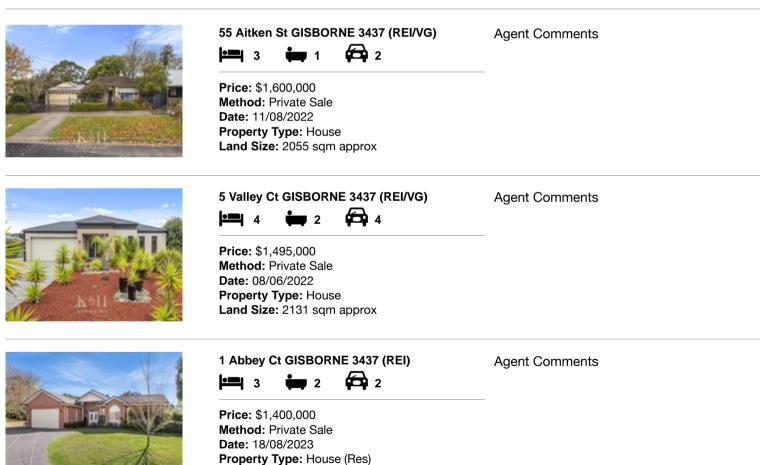




Rooms: 8 Property Type: House Land Size: 2382 sqm approx Agent Comments Leanne Pearman 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

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

Comparable Properties



Account - Jellis Craig | P: 0354272800 | F: 0354272811



propertydata

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Land Size: 2018 sqm approx

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