

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 2 Pinelea Grove, Gisborne 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,035,000

Property type House

Suburb Gisborne

Period - From 3/02/2023

to

3/2/2024

Source Pricfinder.com

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
27 Carinya Drive, Gisborne	\$1,030,000	15/12/2023
3 Turanga Road, Gisborne	\$1,169,000	10/10/2023
25 Carinya Drive, Gisborne	\$1,100,000	3/10/2023

This Statement of Information was prepared on: 5th February 2024