

# 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 and  
postcode 28 Kilmore Road, Gisborne, VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$690,000

&

\$730,000

### Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Gisborne (3437)

Period - From

01/01/2023

to

30/06/2023

Source

RP Data

### Comparable property sales

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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
15 SUNNY PARK CLOSE, GISBORNE VIC 3437	\$720,000	16/08/2023
2 SUNNY PARK CLOSE, GISBORNE VIC 3437	\$730,000	21/06/2023
12 MOUNTAIN VIEW WAY, GISBORNE VIC 3437	\$700,000	16/07/2023

This Statement of Information was prepared on: 31/10/2023