

# 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 358 McGeorge Road, Gisborne, Victoria, 3437

### 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 \$940,000 & \$1,020,000

### Median sale price

Median price \$1,030,000 Property type House Suburb Gisborne

Period - From February 2023 to January 2024 Source realestate.com.au

### Comparable property sales

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 19 McKernan Place, Gisborne	\$950,000	04/09/2023
2 21 Hurst Street, Gisborne	\$970,000	06/04/2023
3 10 Buckland Boulevard, Gisborne	\$1,035,000	30/11/2022
4 56 Cotton Circuit, Gisborne	\$1,150,000	13/10/2023

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: 12<sup>th</sup> February 2024