

## 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

45 THE BOULEVARD GISBORNE VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$745,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Gisborne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

9 JACKSONS CREEK WAY GISBORNE VIC 3437	\$1,000,000	22-Nov-23
12 TUXEDO DRIVE GISBORNE VIC 3437	\$880,000	29-Nov-23
15 ARRAN STREET GISBORNE VIC 3437	\$735,000	24-Jan-24

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: 21 February 2024

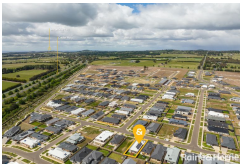

**9 JACKSONS CREEK WAY  
GISBORNE VIC 3437**
 4
  2
  2

 Sold Price **\$1,000,000** Sold Date **22-Nov-23**

 Distance **0.57km**

**12 TUXEDO DRIVE GISBORNE VIC  
3437**
 4
  2
  3

 Sold Price **\$880,000** Sold Date **29-Nov-23**

 Distance **2.49km**

**15 ARRAN STREET GISBORNE VIC  
3437**
 4
  2
  2

 Sold Price <sup>RS</sup> **\$735,000** Sold Date **24-Jan-24**

 Distance **2.91km**

RS = Recent sale

UN = Undisclosed Sale

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