

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

8 Alcheringa Court, Gisborne Vic 3437

Indicative selling price

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

Range between \$1,495,000 & \$1,575,000

Median sale price

Median price \$1,045,000 Property Type House Suburb Gisborne

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	9 Cherry La GISBORNE 3437	\$1,670,000	25/02/2023
2	46 Dalton St GISBORNE 3437	\$1,530,000	21/09/2022
3	34 Dalton St GISBORNE 3437	\$1,460,000	27/01/2024

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:

04/03/2024 09:13



Rooms: 10
Property Type: House
Land Size: 1342 sqm approx
Agent Comments

Indicative Selling Price

\$1,495,000 - \$1,575,000

Median House Price

Year ending December 2023: \$1,045,000

Comparable Properties



9 Cherry La GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$1,670,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 1617 sqm approx

46 Dalton St GISBORNE 3437 (VG)

Agent Comments



Price: \$1,530,000
Method: Sale
Date: 21/09/2022
Property Type: House (Res)
Land Size: 1129 sqm approx



34 Dalton St GISBORNE 3437 (REI)

Agent Comments



Price: \$1,460,000
Method: Private Sale
Date: 27/01/2024
Property Type: House
Land Size: 1334 sqm approx