

# 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 82 Kirribilli Road, New Gisborne Vic 3438  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$890,000 Property Type House Suburb New Gisborne

Period - From 01/10/2022 to 30/09/2023 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	36 Tucketts Rd MOUNT MACEDON 3441	\$2,000,000	19/07/2022
2	32 Norton Rd MACEDON 3440	\$1,950,000	06/12/2022
3	192 Saunders Rd NEW GISBORNE 3438	\$1,915,000	16/02/2023

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: 08/11/2023 14:09



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**Rooms:** 8  
**Property Type:** lifestyle property  
**Land Size:** 58210 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
Year ending September 2023: \$890,000

## Comparable Properties



**36 Tucketts Rd MOUNT MACEDON 3441 (VG)**   Agent Comments

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**Price:** \$2,000,000  
**Method:** Sale  
**Date:** 19/07/2022  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 40000 sqm approx



**32 Norton Rd MACEDON 3440 (VG)**   Agent Comments

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**Price:** \$1,950,000  
**Method:** Sale  
**Date:** 06/12/2022  
**Property Type:** House (Res)  
**Land Size:** 4 sqm approx



**192 Saunders Rd NEW GISBORNE 3438 (REI/VG)**   Agent Comments

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**Price:** \$1,915,000  
**Method:** Private Sale  
**Date:** 16/02/2023  
**Property Type:** House  
**Land Size:** 10000 sqm approx

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