
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

76 Black Hill Road, Gisborne South, VIC 3437

INDICATIVE SELLING PRICE

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

Range Between \$1,180,000 & \$1,250,000

MEDIAN SALE PRICE

Median price \$600,000 | House | Gisborne South (3437)

Period - From 4 January 2016 to 4 July 2017 | Source - PropertyDate.com.au

COMPARABLE PROPERTY SALES

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
420 COUANGALT RD, GISBORNE SOUTH VIC 3437	\$1,100,000	06/06/2017
93 BLACK HILL RD, GISBORNE SOUTH VIC 3437	\$1,375,000	21/04/2017
189 BLACK HILL RD, GISBORNE SOUTH VIC 3437	\$1,235,000	12/11/2016