

# 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

249 Couangalt Road, Gisborne South, 3437

### Indicative selling price

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

or range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$700,000 Property type House Suburb Gisborne South

Period - From January 2023 to September 2024 Source PriceFinder.com

### Comparable property sales

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: 8<sup>th</sup> October 2024