

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	55 Main Street, Gembrook Vic 3783
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$465,000	&	\$505,000
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Median sale price

Median price	\$670,000	Hou	ise X	Unit		Suburb or locality	Gembrook
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

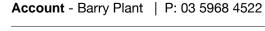
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	183 Gembrook Rd GEMBROOK 3783	\$500,000	02/05/2017
2	15 Main St GEMBROOK 3783	\$482,000	01/07/2017
3	13 Main St GEMBROOK 3783	\$470,000	03/07/2017

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 eighteen months.







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