

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Gembrook

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

10 KOOKABURRA COURT GEMBROOK VIC 3783	\$1,020,000	23-Nov-21
3 INNES ROAD GEMBROOK VIC 3783	\$970,000	09-Apr-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 July 2022



**10 KOOKABURRA COURT
GEMBROOK VIC 3783**

4 2 2

Sold Price **\$1,020,000** Sold Date **23-Nov-21**

Distance -



**3 INNES ROAD GEMBROOK VIC
3783**

4 2 2

Sold Price **\$970,000** Sold Date **09-Apr-21**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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