

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

133 Gembrook-Tonimbuk Road, Gembrook, VIC 3783

INDICATIVE SELLING PRICE

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

Range Between \$730,000 & \$803,000

MEDIAN SALE PRICE

Median price \$547,499 | House | Gembrook (3783)

Period - From 1 January 2017 to 31 January 2017 | Source - RP DATA

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
155 GEMBROOK-TONIMBUK RD, GEMBROOK VIC 3783	\$791,000	04/01/2017
185 MOUNTAIN RD, GEMBROOK VIC 3783	\$840,000	09/12/2016
5 TOWN RD, GEMBROOK VIC 3783	\$745,000	16/11/2016