

## 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

7 Beenak East Road, Gembrook Vic 3783

## Indicative selling price

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

Range between \$570,000

&amp;

\$620,000

## Median sale price

Median price \$607,500

House

X

Suburb

Gembrook

Period - From

01/04/2016

to

31/03/2017

Source

REIV

## Comparable property sales

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
2 Don Phillip Ct GEMBROOK 3783	\$650,000	06/02/2017
7-9 Knight Rd GEMBROOK 3783	\$529,000	04/07/2017
197 Gembrook Rd GEMBROOK 3783	\$527,000	29/05/2017



3 2 8

**Rooms:**  
**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 4186 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median House Price**  
Year ending March 2017: \$607,500

## Comparable Properties



2 Don Phillip Ct GEMBROOK 3783 (REI/VG)

**Agent Comments**

4 2 4

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 06/02/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 2106 sqm approx



7-9 Knight Rd GEMBROOK 3783 (REI)

**Agent Comments**

4 1 2

**Price:** \$529,000  
**Method:** Private Sale  
**Date:** 04/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2037 sqm approx



197 Gembrook Rd GEMBROOK 3783 (REI)

**Agent Comments**

4 2 3

**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 29/05/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2293 sqm approx