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

245 Gembrook Road Gembrook VIC 3783

Indicative selling price

Period-from

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

Single Price		or range betweer	3093 000	&	\$760,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$730,000	Property type	House	Suburb	Gembrook			

30 Apr 2021

Source

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

01 May 2020

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.

to

Address of comparable property	Price	Date of sale
27 Neville Road Gembrook VIC 3783	\$726,000	21-Feb-21
4 Vista Court Gembrook VIC 3783	\$710,000	10-Feb-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: 05 May 2021



Corelogic

consumer.vic.gov.au



BEIHANY DAY

- P 59686222
- М 0438844968

E bethanyd@bellrealestate.com.au

Distance

1.93km

COVID-10 OPEN FOR INSPECTION COPEN for Inseptedions are note allowed, Measure maintain social discovering mod adlinere to the appropriate askty procession Particle relative and the attem * a control open administrative and the analytic * a control open administrative and the analytic * a control open administrative adminintegrative administrative administrative administra	27 Neville Road Gembrook VIC 3783	Sold Price	^{RS} \$726,000 Sold Date 21-Feb-21
A distribution of the second temperature methods to used, it preserves are if a substate and the second temperature method to used, it preserves are if a substate and the second temperature method to used, it preserves are if a substate and the second temperature method to used, it preserves are in the second temperature method. A substatement A substatement	🖴 3 🏷 1 🞧 3		Distance 1.44km
Barry class			
	4 Vista Court Gembrook VIC 3783	Sold Price	\$710,000 Sold Date 10-Feb-21



📇 3 🖕 2 🞧 2

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.