

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
Including suburb or
locality and postcode

10 Kookaburra Court, Gembrook Vic 3783

Indicative selling price

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

Range between

\$635,000

&

\$698,500

Median sale price

Median price

\$607,500

House

X

Suburb or locality

Gembrook

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
16 Quinn Rd GEMBROOK 3783	\$700,000	14/05/2016
2 Don Phillip Ct GEMBROOK 3783	\$650,000	06/02/2017
11 Banks Smith Dr GEMBROOK 3783	\$625,000	18/06/2016