

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

> Indicative Selling Price \$600,000 - \$660,000 No median price available





Rooms:

Property Type: Land

Land Size: 10117 sqm approx

Agent Comments

Comparable Properties

275 Amphlett Av GEMBROOK 3783 (VG)

Agent Comments

•=

•

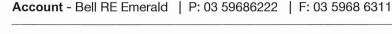


Price: \$620,000 Method: Sale Date: 26/07/2018

Rooms: -

Property Type: Hobby Farm < 20 ha **Land Size:** 12050 sqm approx

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 six months.







Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Including suburb	Address ding suburb and postcode 260 Mountain Road, Gembrook Vic 3783							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$	6600,000		&	9	\$660,000			
Median sale price*								
Median price		House		Uni	ŧ		Suburb	Gembrook
Period - From		to			Source			
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 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	
1								
2								
3								
OP								,

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 six months.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311





Generated: 10/12/2018 13:40

^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.