

# 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

16 Gembrook-Launching Place 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$736,000

Property Type

House

Suburb

Gembrook

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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

- A\*** 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
1	2980 Gembrook Launching Place Rd GEMBROOK 3783	\$866,600	21/09/2019
2	9 Doonaha Rd COCKATOO 3781	\$861,000	20/08/2019
3	20 Agnes St GEMBROOK 3783	\$850,000	22/02/2019

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/10/2019 14:34



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending June 2019: \$736,000

## Comparable Properties



**2980 Gembrook Launching Place Rd  
GEMBROOK 3783 (REI)**

Agent Comments

 4  3  3

**Price:** \$866,600  
**Method:** Private Sale  
**Date:** 21/09/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 5370 sqm approx



**9 Doonaha Rd COCKATOO 3781 (REI)**

Agent Comments

 6  3  4

**Price:** \$861,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** House  
**Land Size:** 3606 sqm approx



**20 Agnes St GEMBROOK 3783 (REI/VG)**

Agent Comments

 4  3  6

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 22/02/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 4008 sqm approx