#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	16 Gembrook-Launching Place Road, Gembrook Vic 3783
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000

### Median sale price

Median price	\$736,000	Pro	perty 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

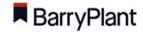
Add	dress of comparable property	Price	Date of sale
1	2980 Gembrook Launching Place Rd GEMBROOK 3783	\$866,600	21/09/2019
2	9 Doonaha Rd COCKATOO 3781	\$861,000	20/08/2019
3	20 Agnes St GEMBROOK 3783	\$850,000	22/02/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









**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)** 

Price: \$866,600 Method: Private Sale Date: 21/09/2019 Rooms: 8

Property Type: House Land Size: 5370 sqm approx **Agent Comments** 



9 Doonaha Rd COCKATOO 3781 (REI)

Price: \$861.000 Method: Private Sale Date: 20/08/2019 Property Type: House Land Size: 3606 sqm approx **Agent Comments** 



20 Agnes St GEMBROOK 3783 (REI/VG)

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Price: \$850,000 Method: Private Sale Date: 22/02/2019 Rooms: 8

Property Type: House Land Size: 4008 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



