

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

1255 Bessie Creek Road, Gembrook Vic 3783

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$955,000 & \$1,050,500

Median sale priceMedian price \$770,000 House ☒ Unit ☐ Suburb Gembrook

Period - From 01/01/2018 to 31/12/2018 Source REIV

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		

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 six months.~~

1255 Bessie Creek Road, Gembrook Vic 3783

BELL REAL ESTATE

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Indicative Selling Price

\$955,000 - \$1,050,500

Median House Price

Year ending December 2018: \$770,000



4 0 1

Rooms:

Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 91710 sqm approx

Agent Comments

Comparable Properties



1120 Bessie Creek Rd GEMBROOK 3783 (REI) Agent Comments

3 2 4

Price: \$1,200,000

Method: Private Sale

Date: 24/11/2018

Rooms: 5

Property Type: House

Land Size: 167562.70 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.