

Statement of Information

Stephen Richards 03 5968 6222 0400 100 155 stephenr@bellrealestate.com.au

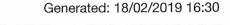
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and postcode	1255 Bessie	e Creek Road, Ge	embrook Vic 3783	3	
Indicative selling pri	ce				
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$955,000		&	\$1,050,500		
Median sale price					
Median price \$770,00	00 Ho	use X	Unit	Suburk	Gembrook
Period - From 01/01/2	2018 to	31/12/2018	Source	REIV	
Comparable property sales (*Delete A or B below as applicable)					
These are the three properties sold within two kilometres of the property for sale in the last six menths 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			7		
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.

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









Stephen Richards 03 5968 6222 0400 100 155 stephenr@bellrealestate.com.au

Indicative Selling Price \$955,000 - \$1,050,500 **Median House Price** Year ending December 2018: \$770,000





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





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.

Generated: 18/02/2019 16:30