

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	45 Station Road, Gembrook Vic 3783
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$590,000	&	\$649,000
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Median sale price

Median price	\$736,000	Hou	use X	Unit		Suburb or locality	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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

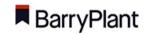
Add	dress of comparable property	Price	Date of sale
1	14 Main St GEMBROOK 3783	\$620,000	06/07/2019
2	8 Kookaburra Ct GEMBROOK 3783	\$610,000	14/09/2018
3	2987 Gembrook Launching Place Rd GEMBROOK 3783	\$590,000	27/07/2018

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 eighteen months.











Rooms:

Property Type: House Land Size: 1119 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$649,000 **Median House Price** Year ending June 2019: \$736,000

Comparable Properties



14 Main St GEMBROOK 3783 (REI/VG)





Price: \$620,000 Method: Private Sale Date: 06/07/2019 Rooms: 6

Property Type: House Land Size: 1506 sqm approx **Agent Comments**

8 Kookaburra Ct GEMBROOK 3783 (VG)

3



Price: \$610,000 Method: Sale Date: 14/09/2018

Rooms: -

Property Type: House (Res) Land Size: 1000 sqm approx Agent Comments



2987 Gembrook Launching Place Rd **GEMBROOK 3783 (REI/VG)**





Price: \$590,000 Method: Private Sale Date: 27/07/2018

Rooms: 7

Property Type: House Land Size: 1053 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522





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