

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

45 Station Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$736,000

House

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.

	Address 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.



 4  2  1

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)

Agent Comments

 3  2  4

Price: \$620,000
Method: Private Sale
Date: 06/07/2019
Rooms: 6
Property Type: House
Land Size: 1506 sqm approx

8 Kookaburra Ct GEMBROOK 3783 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 14/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx



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

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 27/07/2018
Rooms: 7
Property Type: House
Land Size: 1053 sqm approx