

36 Williamson Road, Gembrook Vic 3783

BELL REAL ESTATE

Aaron Day  
(03) 5968 6222  
0407 365 994

aarond@bellrealestate.com.au

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

Year ending March 2019: \$780,000

 3  2  6

**Rooms:**

**Property Type:** House (Previously  
Occupied - Detached)

**Land Size:** 2234 sqm approx

**Agent Comments**

Google

Map data ©2019

## Comparable Properties

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.

## 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

36 Williamson Road, Gembrook Vic 3783

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&amp;

\$690,000

## Median sale price

Median price \$780,000

House

X

Unit

Suburb Gembrook

Period - From 01/04/2018

to 31/03/2019

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.