

## 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 840 Gembrook-Launching Place Road, Hoddles Creek Vic 3139

#### Indicative selling price

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

Range between \$790,000 & \$850,000

#### Median sale price\*

Median price  House  Unit  Suburb   
Period - From  to  Source

#### 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	25 Blackleather Creek Rd HODDLES CREEK 3139	\$880,000	22/09/2017
2	80 Worley Rd HODDLES CREEK 3139	\$866,000	13/11/2017
3	60 Old Beenak Rd YELLINGBO 3139	\$810,000	07/02/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**

\$790,000 - \$850,000

**No median price available**



**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20000 sqm approx

Agent Comments

## Comparable Properties



**25 Blackleather Creek Rd HODDLES CREEK 3139 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 22/09/2017

**Rooms:** -

**Property Type:** Development Site (Res)

**Land Size:** 38400 sqm approx



**80 Worlley Rd HODDLES CREEK 3139 (REI)**

Agent Comments



**Price:** \$866,000

**Method:** Private Sale

**Date:** 13/11/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 24282 sqm approx



**60 Old Beenak Rd YELLINGBO 3139 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Private Sale

**Date:** 07/02/2018

**Rooms:** 9

**Property Type:** House (Res)