

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Including suburb and	Address Including suburb and postcode 7 Innes Road, Gembrook Vic 3783				
Indicative selling pr	ice				
For the meaning of this	price see co	nsumer.vic.gov.au	/underquoting		
Range between \$530),000	&	\$580,000		
Median sale price					
Median price \$736,0	000 Ho	ouse X	Jnit	Suburb	Gembrook
Period - From 01/07/	2018 to	30/06/2019	Source	REIV	
Comparable propert	y sales (*De	elete A or B bel	ow as applica	ble)	
	e estate ager			e property for sale ers to be most cor	
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
				s that fewer than t sale in the last six	





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7 Innes Road, Gembrook Vic 3783









Property Type: House Land Size: 1112 sqm approx

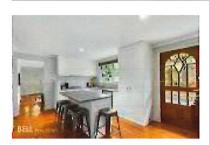
Agent Comments

BELL REAL ESTATE

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Indicative Selling Price \$530,000 - \$580,000 Median House Price Year ending June 2019: \$736,000

Comparable Properties



20 Redwood Rd GEMBROOK 3783 (REI/VG)

3





Price: \$547,500 Method: Private Sale Date: 07/02/2019

Rooms: 4

Property Type: House Land Size: 906 sqm approx Agent Comments

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.

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