## 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

8 INNES ROAD GEMBROOK VIC 3783

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	3000000	&	\$710,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$875,000	Property type	House	Suburb	Gembrook			

# Period-from 01 Nov 2023 to 31 Oct 2024 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 6 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	
32 MOUNTAIN ROAD COCKATOO VIC 3781	\$700,000	23-Sep-24	
10 HILLSIDE ROAD COCKATOO VIC 3781	\$726,000	10-Oct-24	
28 BEENAK EAST ROAD GEMBROOK VIC 3783	\$730,000	22-May-24	

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 6 months.

This Statement of Information was prepared on: 13 November 2024



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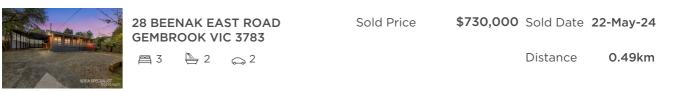
 ${\tt E} \ \ julie.fuller@psrealestateagents.com.au$ 



32 MOUNTAIN ROAD COCKATOO VIC 3781	Sold Price	\$700,000	Sold Date	23-Sep-24
昌 3 👆 1 🞧 2			Distance	4.78km



	10 HILLSIDE ROAD COCKATOO VIC Sold Price 3781			<sup>RS</sup> \$726,000	<sup>RS</sup> \$726,000 Sold Date 10-Oct-2			
Secto		2	⇔ <sup>2</sup>		Distance	4.9km		



RS = Recent sale UN = Undisclosed Sale

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