

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$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

Corelogic

### 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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**32 MOUNTAIN ROAD COCKATOO  
VIC 3781**
 3  1  2

Sold Price

**\$700,000**

 Sold Date **23-Sep-24**

 Distance **4.78km**

**10 HILLSIDE ROAD COCKATOO VIC  
3781**
 3  2  2

Sold Price

<sup>RS</sup> **\$726,000**

 Sold Date **10-Oct-24**

 Distance **4.9km**

**28 BEENAK EAST ROAD  
GEMBROOK VIC 3783**
 3  2  2

Sold Price

**\$730,000**

 Sold Date **22-May-24**

 Distance **0.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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