

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

2 TOWN 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Gembrook

Period-from

01 Aug 2021

to

31 Jul 2022

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

7 STATION ROAD GEMBROOK VIC 3783	\$860,000	10-Jun-22
4 VISTA COURT GEMBROOK VIC 3783	\$850,000	02-May-22
15 LE SOUEF ROAD GEMBROOK VIC 3783	\$867,000	24-Feb-22

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.

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7 STATION ROAD GEMBROOK VIC 3783

Sold Price **\$860,000** Sold Date **10-Jun-22**

 3  2  3

Distance **0.4km**



4 VISTA COURT GEMBROOK VIC 3783

Sold Price **\$850,000** Sold Date **02-May-22**

 3  2  2

Distance **0.74km**



15 LE SOUEF ROAD GEMBROOK VIC 3783

Sold Price **\$867,000** Sold Date **24-Feb-22**

 3  2  4

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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