

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 2980 Gembrook-Launching Place Road, Gembrook Vic 3783

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000

&

\$890,000

Median sale price

Median price \$736,000 House X Unit Suburb or locality Gembrook

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	20 Agnes St GEMBROOK 3783	\$850,000	22/02/2019
2	2701 Gembrook Launching Place Rd GEMBROOK 3783	\$850,000	09/03/2019
3	7 Neville Rd GEMBROOK 3783	\$842,500	06/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



 4  3  2

Rooms:
Property Type: House
Land Size: 5382 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$890,000
Median House Price
Year ending June 2019: \$736,000

Comparable Properties



20 Agnes St GEMBROOK 3783 (REI/VG)

Agent Comments

 4  3  6

Price: \$850,000
Method: Private Sale
Date: 22/02/2019
Rooms: 8
Property Type: House
Land Size: 4008 sqm approx



2701 Gembrook Launching Place Rd
GEMBROOK 3783 (REI/VG)

Agent Comments

 5  3  4

Price: \$850,000
Method: Private Sale
Date: 09/03/2019
Rooms: 9
Property Type: House
Land Size: 10453 sqm approx



7 Neville Rd GEMBROOK 3783 (REI/VG)

Agent Comments

 5  2  4

Price: \$842,500
Method: Private Sale
Date: 06/04/2018
Rooms: 7
Property Type: House
Land Size: 4249 sqm approx