

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

35 Station 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Gembrook

Period-from

01 Aug 2020

to

31 Jul 2021

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

3A Gembrook Road Gembrook VIC 3783	\$700,000	19-Mar-21
50 View Hill Road Cockatoo VIC 3781	\$705,000	17-May-21

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: 31 August 2021



3A Gembrook Road Gembrook VIC 3783

Sold Price

\$700,000

Sold Date

19-Mar-21

4

1

1

Distance

0.95km

50 View Hill Road Cockatoo VIC 3781

Sold Price

^{RS}\$705,000

Sold Date

17-May-21

3

1

-

Distance

4.81km

RS = Recent sale UN = Undisclosed Sale

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