

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

70 Warwick Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$653,750

House

X

Unit

Suburb

Gembrook

Period - From 01/04/2017

to

31/03/2018

Source REIV

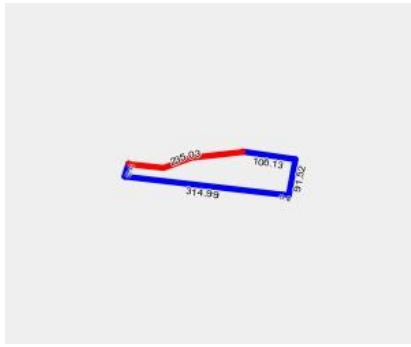
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

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 six months.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 23750 sqm approx

Agent Comments

Comparable Properties



**2711 Gembrook Launching Place Rd
GEMBROOK 3783 (REI)**

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 04/06/2018

Rooms: 8

Property Type: House

Land Size: 12484 sqm approx

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 six months.