

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	3 Kookaburra Court, Gembrook Vic 3783
Including suburb or	, and the second se
locality andpostcode	

#### Indicative selling price

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

Range between \$680,000	&	\$748,000
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#### Median sale price

Median price	\$747,500	Hou	ıse X	Unit		Suburb or locality	Gembrook
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Belvedere Ct GEMBROOK 3783	\$740,000	09/12/2017
2	65 Station Rd GEMBROOK 3783	\$730,000	06/04/2018
3	5 Kookaburra Ct GEMBROOK 3783	\$695,000	30/10/2017

#### 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.















Property Type: Land Land Size: 823 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$748,000 **Median House Price** 

Year ending December 2018: \$747,500

## Comparable Properties

4 Belvedere Ct GEMBROOK 3783 (VG)





**Agent Comments** 

Price: \$740,000 Method: Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 1051 sqm approx

65 Station Rd GEMBROOK 3783 (REI/VG)





Agent Comments



Property Type: House

Land Size: 1346 sqm approx





5 Kookaburra Ct GEMBROOK 3783 (REI/VG)

Price: \$695,000 Method: Private Sale Date: 30/10/2017

Rooms: 7

Property Type: House Land Size: 800 sqm approx

**Account** - Barry Plant | P: 03 5968 4522





**Agent Comments** 

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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