

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

3 Kookaburra Court, Gembrook Vic 3783

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$747,500

House

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.

	Address 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.



Rooms:
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



Price: \$730,000
Method: Private Sale
Date: 06/04/2018
Rooms: 6
Property Type: House
Land Size: 1346 sqm approx



5 Kookaburra Ct GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 30/10/2017
Rooms: 7
Property Type: House
Land Size: 800 sqm approx