

## 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

3/3 Banks-Smith Drive Gembrook VIC 3783

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Gembrook

Period-from

01 Nov 2019

to

31 Oct 2020

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

6 Kookaburra Court Gembrook VIC 3783	\$680,000	15-Jul-20
69 Williamson Road Gembrook VIC 3783	\$600,000	17-Jun-20
24 Stone Road North Gembrook VIC 3783	\$630,000	12-Jul-20

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: 09 November 2020



6 Kookaburra Court Gembrook VIC 3783

3

2

2

Sold Price

\$680,000

Sold Date

15-Jul-20

Distance

0.13km



69 Williamson Road Gembrook VIC 3783

4

2

3

Sold Price

\$600,000

Sold Date

17-Jun-20

Distance

1.58km



24 Stone Road North Gembrook VIC 3783

3

2

2

Sold Price

\$630,000

Sold Date

12-Jul-20

Distance

1.66km

RS = Recent sale
     
 UN = Undisclosed Sale

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