

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 4 Kookaburra Court, Gembrook, VIC 3783

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$957,000 Property Type House Suburb Gembrook (3783)

Period - From 01/02/2022 to 30/04/2022 Source REIV

Comparable property sales

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
10 KOOKABURRA COURT, GEMBROOK VIC 3783	\$1,020,000	23/11/2021
19 VISTA COURT, GEMBROOK VIC 3783	\$922,000	14/12/2021
18 MAIN STREET, GEMBROOK VIC 3783	\$1,180,000	05/11/2022

This Statement of Information was prepared on: 13/05/2022