

## 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

25 Neville Road, Gembrook Vic 3783

## Indicative selling price

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

Range between \$540,000 &amp; \$594,000

## Median sale price

Median price \$640,000 House X Unit Suburb Gembrook

Period - From 01/10/2016 to 30/09/2017 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 7 Beenak East Rd GEMBROOK 3783              | \$620,000 | 26/07/2017   |
| 2 20 Neville Rd GEMBROOK 3783                 | \$610,000 | 04/09/2017   |
| 3 3 Gembrook Launching Place Rd GEMBROOK 3783 | \$520,000 | 12/08/2017   |

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.~~



2 1 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 4199 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$594,000  
**Median House Price**  
Year ending September 2017: \$640,000

## Comparable Properties



7 Beenak East Rd GEMBROOK 3783 (REI/VG) **Agent Comments**

3 2 6

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 26/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4047 sqm approx

20 Neville Rd GEMBROOK 3783 (VG) **Agent Comments**

3 - -

**Price:** \$610,000  
**Method:** Sale  
**Date:** 04/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3683 sqm approx



3 Gembrook Launching Place Rd GEMBROOK 3783 (REI/VG) **Agent Comments**

3 1 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 12/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 800 sqm approx