

# 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

2800 Gembrook-Launching Place Road, Gembrook Vic 3783

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$968,000

### Median sale price

Median price \$688,500 Property Type House Suburb Gembrook

Period - From 27/10/2019 to 26/10/2020 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		
2		
3		

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.~~

This Statement of Information was prepared on: 27/10/2020 15:22

Riley Nicholas  
59684522  
0488501218

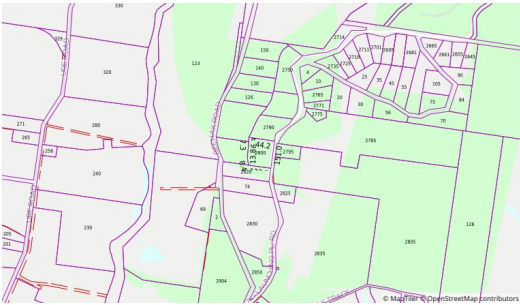
[rnicholas@barryplant.com.au](mailto:rnicholas@barryplant.com.au)

**Indicative Selling Price**

\$880,000 - \$968,000

**Median House Price**

27/10/2019 - 26/10/2020: \$688,500



 4  2  4

**Property Type:** House  
**Land Size:** 20440 sqm approx  
**Agent Comments**

## Comparable Properties

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.