## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	24 Beenak East Road, Gembrook Vic 3783
Including suburb or	
locality and postcode	

## Indicative selling price

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

Range between	\$580,000	&	\$630,000
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#### Median sale price

Median price	\$662,500	Pro	perty Type	House		Suburb	Gembrook
Period - From	01/10/2019	to	31/12/2019		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

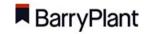
Ad	dress of comparable property	Price	Date of sale
1	1 Russell Rd GEMBROOK 3783	\$623,000	28/11/2019
2	45 Station Rd GEMBROOK 3783	\$620,000	17/09/2019
3	14 Main St GEMBROOK 3783	\$620,000	06/07/2019

#### 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 18 months.

This Statement of Information was prepared on:	05/03/2020 13:31









Property Type: House Land Size: 1672 sqm approx **Agent Comments** 

**Indicative Selling Price** \$580,000 - \$630,000 **Median House Price** December quarter 2019: \$662,500

# Comparable Properties



1 Russell Rd GEMBROOK 3783 (VG)



Price: \$623,000 Method: Sale Date: 28/11/2019

Property Type: House (Res) Land Size: 1011 sqm approx **Agent Comments** 



45 Station Rd GEMBROOK 3783 (REI/VG)





Price: \$620,000 Method: Private Sale Date: 17/09/2019 Rooms: 7

Property Type: House Land Size: 668 sqm approx Agent Comments



14 Main St GEMBROOK 3783 (REI/VG)



Price: \$620,000 Method: Private Sale Date: 06/07/2019 Rooms: 6

Property Type: House Land Size: 1506 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



