

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

24 Beenak East Road, Gembrook Vic 3783

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$662,500

Property 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.

	Address 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



 3  2  1

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)

Agent Comments

 5  -  -

Price: \$623,000
Method: Sale
Date: 28/11/2019
Property Type: House (Res)
Land Size: 1011 sqm approx



45 Station Rd GEMBROOK 3783 (REI/VG)

Agent Comments

 4  2  2

Price: \$620,000
Method: Private Sale
Date: 17/09/2019
Rooms: 7
Property Type: House
Land Size: 668 sqm approx



14 Main St GEMBROOK 3783 (REI/VG)

Agent Comments

 3  2  4

Price: \$620,000
Method: Private Sale
Date: 06/07/2019
Rooms: 6
Property Type: House
Land Size: 1506 sqm approx