

# 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

300 Gembrook 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

\$920,000

&

\$995,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Gembrook

Period - From

01/10/2019

to

30/09/2020

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	440 Gembrook Rd PAKENHAM UPPER 3810	\$980,000	10/02/2020
2	15 Twin Creeks Rd PAKENHAM UPPER 3810	\$980,000	11/04/2020
3	10 Doonaha Rd COCKATOO 3781	\$940,000	08/11/2019

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:

21/10/2020 14:40



**Property Type:** House  
**Land Size:** 0 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$920,000 - \$995,000

**Median House Price**

Year ending September 2020: \$680,000

## Comparable Properties



**440 Gembrook Rd PAKENHAM UPPER 3810 (VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Sale  
**Date:** 10/02/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 21000 sqm approx



**15 Twin Creeks Rd PAKENHAM UPPER 3810 (VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Sale  
**Date:** 11/04/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 71810 sqm approx



**10 Doonaha Rd COCKATOO 3781 (REI/VG)**

**Agent Comments**



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 08/11/2019  
**Property Type:** House  
**Land Size:** 97940 sqm approx