## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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300 Gembrook Road, Gembrook Vic 3783

### Indicative selling price

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

### Median sale price

Median price	\$680,000	Pro	perty 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

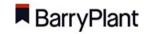
Add	dress of comparable property	Price	Date of sale
1	440 Gembrook Rd PAKENHAM UPPER 3810	\$980,000	10/02/2020
2	15 Twin Creeks Rd PAKENHAM UPPER 3810	\$980,000	11/04/2020
3	10 Doonaha Rd COCKATOO 3781	\$940,000	08/11/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

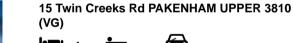
**--** 2

Price: \$980,000 Method: Sale Date: 10/02/2020

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 21000 sqm approx

**Agent Comments** 







Price: \$980.000 Method: Sale Date: 11/04/2020

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 71810 sqm approx

Agent Comments



10 Doonaha Rd COCKATOO 3781 (REI/VG)



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

**Account** - Barry Plant | P: 03 5968 4522



