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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 andpostcode

45 Mentiplay Road, Gembrook Vic 3783

# Indicative selling price

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

Range between\$490,000&	\$539,000
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#### Median sale price

Median price	\$670,000	Hou	ise X	Unit		Suburb or locality	Gembrook
Period - From	01/07/2017	to	30/06/2018		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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 eighteen months.

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

