

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 BROMBY STREET GEMBROOK VIC 3783

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,500

Property type

House

Suburb

Gembrook

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

51 MAIN STREET GEMBROOK VIC 3783	\$770,000	01-Mar-22
21-23 TOWN ROAD GEMBROOK VIC 3783	\$890,000	15-Dec-21
3 RUSSELL ROAD GEMBROOK VIC 3783	\$695,000	05-Nov-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2022



**51 MAIN STREET GEMBROOK VIC 3783**

3 1 2

Sold Price **\$770,000** Sold Date **01-Mar-22**

Distance **0.51km**



**21-23 TOWN ROAD GEMBROOK VIC 3783**

3 1 2

Sold Price **\$890,000** Sold Date **15-Dec-21**

Distance **0.09km**



**3 RUSSELL ROAD GEMBROOK VIC 3783**

3 1 2

Sold Price **\$695,000** Sold Date **05-Nov-21**

Distance **-**



**9 KOOKABURRA COURT GEMBROOK VIC 3783**

3 2 2

Sold Price **\$720,000** Sold Date **01-Nov-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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