

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

9 Beenak East Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$625,000 House X Unit Suburb Gembrook

Period - From 01/07/2016 to 30/06/2017 Source REIV

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 six 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		
2		
3		

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 six months.~~

Aaron Day
(03) 5968 6222
0407 365 994
aaron@bellrealestate.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending June 2017: \$625,000



4 2 2

Rooms:

Property Type: House

Land Size: 4941 sqm approx

Agent Comments

Comparable Properties



7 Beenak East Rd GEMBROOK 3783 (REI)

Agent Comments

3 2 6

Price: \$620,000

Method: Private Sale

Date: 26/07/2017

Rooms: 6

Property Type: House

Land Size: 4047 sqm approx

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 six months.