

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of	of the Estate	Agents Act 1980
Property offered for sale				
Address Including suburb and postcode	LOT 1 PS 32	1196 GRENE	PRD,	
Indicative selling pri	ce			
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$985,	,000 &	\$1,083,500		
Median sale price				
Median price \$670,00	00 House X	Unit	Suburb	Gembrook
Period - From 01/07/2	2017 to 30/06/2018	Source REI	V	
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	φ.			
3	,			
OR				
B* The estate agen properties were	nt or agent's representative resold within two kilometres of	asonably believes tha the property for sale	it fewer than th in the last six n	ree comparable nonths.





Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311



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

Indicative Selling Price \$985,000 - \$1,083,500 Median House Price Year ending June 2018: \$670,000



Rooms:

Property Type: House (Previously

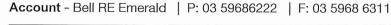
Occupied - Detached)

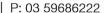
Land Size: 395192.5 sqm approx

Agent Comments

Comparable Properties

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.







Generated: 24/09/2018 12:15