

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 and postcode

4 Banks-Smith Drive, Gembrook Vic 3783

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$736,000

House

X

Unit

Suburb or locality

Gembrook

Period - From

01/07/2018

to

30/06/2019

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 eighteen 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 five kilometres of the property for sale in the last eighteen months.



 4  2  2

Rooms:
Property Type: House
Land Size: 901 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending June 2019: \$736,000

Comparable Properties



11 Belvedere Ct GEMBROOK 3783 (VG)

Agent Comments

 3  -  -

Price: \$770,000
Method: Sale
Date: 13/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 1463 sqm approx



11 Banks Smith Dr GEMBROOK 3783 (REI/VG) **Agent Comments**

 4  2  2

Price: \$760,000
Method: Private Sale
Date: 12/07/2018
Rooms: 6
Property Type: House
Land Size: 902 sqm approx

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.