

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47A								AF of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb or locality andpostcode		4 Banks	-Smi	th D	rive, Geml	orook	Vic 3783					_
Indicative sell	ing pric	e										
For the meaning	of this p	orice see	cons	ume	er.vic.gov.a	au/un	derquoting					
Range between \$720,000			&		\$	\$790,000						
Median sale p	rice			_								
Median price	\$736,00	00	Hou	se	Х	Unit		Sub	urb or locality	Gen	nbrook	
Period - From	eriod - From 01/07/2018 to		to	30/06/2019			Source	V				
Comparable p	roperty	sales (*Del	ete	A or B b	elow	as applica	ıble)				
eightee	n month:								operty for sale onsiders to be			
Address of comparable property								Price		Date of sale		
1												
2												
3												•
									•			

OR

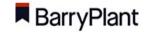
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Barry Plant | P: 03 5968 4522





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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)

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Price: \$770,000 Method: Sale Date: 13/04/2019

Rooms: -

Property Type: House (Res) **Land Size:** 1463 sqm approx

Agent Comments



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

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Price: \$760,000 Method: Private Sale Date: 12/07/2018 Rooms: 6

Property Type: House

Land Size: 902 sqm approx

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