

## 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

137 GEMBROOK ROAD 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Gembrook

Period-from

01 Mar 2021

to

28 Feb 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

13-15 TOWN ROAD GEMBROOK VIC 3783	\$820,000	17-Jan-22
17 STATION ROAD GEMBROOK VIC 3783	\$784,300	28-Oct-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: 31 March 2022



**13-15 TOWN ROAD GEMBROOK VIC** Sold Price **3783**

**\$820,000** Sold Date **17-Jan-22**

 5  3  2

Distance **1.16km**



**17 STATION ROAD GEMBROOK VIC** Sold Price **3783**

**\$784,300** Sold Date **28-Oct-21**

 2  1  4

Distance **1.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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