

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 4 Vista Court, Gembrook, VIC 3783

Indicative selling price

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

Price Range

\$800,000

&

\$880,000

Median sale price

Median price

\$961,000

Property Type

House

Suburb

Gembrook (3783)

Period - From

01/12/2021

to

28/02/2022

Source

REIV

Comparable property sales

A These are two 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
16 AGNES STREET, GEMBROOK VIC 3783	\$875,000	19/01/2022
19 VISTA COURT, GEMBROOK VIC 3783	\$922,000	14/12/2021

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.

This Statement of Information was prepared on: 08/04/2022