



Indicative Selling Price \$400,000 - \$440,000 No median price available





Rooms: Property Type:

Land Size: 1555 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.

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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	cluding suburb and					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$400,000 & \$440,000				81,		
Median sale price*						
Median price	Hou	use	Unit		Suburb	Gembrook
Period - From	to			Source		
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						
3						
OR						
B* The estate agen properties were	it or agent's r sold within to	epresentative r wo kilometres d	easonal of the pr	bly believes the	at fewer than the in the last six	nree comparable months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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