

15 Neville Road, Gembrook Vic 3783

BELL REAL ESTATE

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3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3889 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

Year ending September 2017: \$640,000

Comparable Properties



9 Beenak East Rd GEMBROOK 3783 (REI/VG) Agent Comments

4 2 2

Price: \$647,500

Method: Private Sale

Date: 06/09/2017

Rooms: 6

Property Type: House

Land Size: 4941 sqm approx



73 Williamson Rd GEMBROOK 3783 (REI) Agent Comments

4 2 3

Price: \$640,000

Method: Private Sale

Date: 08/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 2422 sqm approx



7 Beenak East Rd GEMBROOK 3783 (REI/VG) Agent Comments

3 2 6

Price: \$620,000

Method: Private Sale

Date: 26/07/2017

Rooms: 6

Property Type: House

Land Size: 4047 sqm approx

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

15 Neville Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$640,000

House

X

Unit

Suburb Gembrook

Period - From 01/10/2016

to

30/09/2017

Source REIV

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	9 Beenak East Rd GEMBROOK 3783	\$647,500	06/09/2017
2	73 Williamson Rd GEMBROOK 3783	\$640,000	08/09/2017
3	7 Beenak East Rd GEMBROOK 3783	\$620,000	26/07/2017

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 six months.