

Grant Day 03 5968 6222 0417 565 745 grantd@bellrealestate.com.au

> Indicative Selling Price \$480,000 - \$528,000



Rooms: Property Type: Agent Comments

Comparable Properties



266 Mountain Rd GEMBROOK 3783 (REI)

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Price: \$420,000 Method: Private Sale Date: 08/02/2017 Rooms: -

Property Type: Land Land Size: 10117 sqm Agent Comments



260 Mountain Rd GEMBROOK 3783 (REI/VG)

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Price: \$400,000 Method: Private Sale Date: 26/10/2016

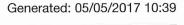
Rooms: -

Property Type: Land Land Size: 10117 sqm

Agent Comments

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 18 months.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311









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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Ad Including sub locality andpos	urb or	Amphlett Avenue, Gembrook Vic 3783			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$480,000	&	\$528,000		
Median sale price					
Median price		House X	Suburb or locality	Gembrook	
Period - From	to		Source REI	V	
Comparable property sales					

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