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	890 Beenak East Road, Gembrook Vic 3783							
Including suburb and								
postcode								

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Range betwee	n \$785,000		&		\$8	\$863,500			
Median sale p	rice								
Median price	\$647,500	Hou	se	х	Unit			Suburb	Gembrook
Period - From	01/01/2017	to	31/	/12/2017		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 sixmonths 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 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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

890 Beenak East Road, Gembrook Vic 3783



Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 182340 sqm approx Agent Comments BELL REAL ESTATE

Samantha Scott 59686222 0438680032 samanthas@bellrealestate.com.au

Indicative Selling Price \$785,000 - \$863,500 Median House Price Year ending December 2017: \$647,500

Comparable Properties

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