

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

6 HEROES AVENUE GEMBROOK VIC 3783

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$990,000

Median sale price

Important advice about the median sale price: 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*.

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 6 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

40A MAIN STREET GEMBROOK VIC 3783	\$940,000	21-Nov-22
13 STATION ROAD GEMBROOK VIC 3783	\$950,000	04-Jan-23
23 LE SOUEF ROAD GEMBROOK VIC 3783	\$934,000	02-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 10 May 2023



40A MAIN STREET GEMBROOK VIC 3783

Sold Price

\$940,000

Sold Date

21-Nov-22



4



2



2

Distance

0.18km



13 STATION ROAD GEMBROOK VIC 3783

Sold Price

\$950,000

Sold Date

04-Jan-23



4



2



3

Distance

0.42km



23 LE SOUEF ROAD GEMBROOK VIC 3783

Sold Price

\$934,000

Sold Date

02-Mar-23



4



2



4

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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