

Statement of Information

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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 26 Williamson Road, Gembrook Vic 3783				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$690,000	&	\$759,000		
Median sale price*				
Median price	House	nit	Suburb	embrook
Period - From to	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	t y		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.
- * 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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> **Indicative Selling Price** \$690,000 - \$759,000 No median price available





Rooms:

Property Type: Land

Land Size: 2384 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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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.



