

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

20 Le Souef Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$403,750 Property Type Vacant land Suburb Gembrook

Period - From 14/04/2020 to 13/04/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	15 Station Rd GEMBROOK 3783	\$410,000	17/09/2020
2			
3			

OR

~~B* 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 eighteen months.~~

This Statement of Information was prepared on:

14/04/2021 10:24

20 Le Souef Road, Gembrook Vic 3783



Property Type: Land
Land Size: 1843 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median Land Price
14/04/2020 - 13/04/2021: \$403,750

Comparable Properties



15 Station Rd GEMBROOK 3783 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 17/09/2020
Property Type: Land
Land Size: 2034 sqm approx

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 eighteen months.

Account - Barry Plant Emerald Sales