

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 Agnes Street, Gembrook Vic 3783

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb or locality

Gembrook

Period - From

01/01/2018

to

31/12/2018

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	13 Bond La GEMBROOK 3783	\$921,000	07/12/2018
2	16 Quinn Rd GEMBROOK 3783	\$905,600	24/04/2018
3	7 Neville Rd GEMBROOK 3783	\$842,500	06/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending December 2018: \$770,000

Comparable Properties



13 Bond La GEMBROOK 3783 (REI)

Agent Comments



Price: \$921,000
Method: Private Sale
Date: 07/12/2018
Rooms: 7
Property Type: House
Land Size: 3999 sqm approx



16 Quinn Rd GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$905,600
Method: Private Sale
Date: 24/04/2018
Rooms: 7
Property Type: House
Land Size: 3995 sqm approx



7 Neville Rd GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$842,500
Method: Private Sale
Date: 06/04/2018
Rooms: 7
Property Type: House
Land Size: 4249 sqm approx