

## 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

3003 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Gembrook

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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

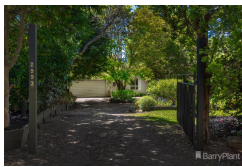
Date of sale

2993 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783	\$837,000	27-Oct-21
3 RUSSELL ROAD GEMBROOK VIC 3783	\$695,000	05-Nov-21
21-23 TOWN ROAD GEMBROOK VIC 3783	\$890,000	06-Jan-22

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: 15 March 2022



**2993 GEMBROOK-LAUNCHING  
PLACE ROAD GEMBROOK VIC  
3783**

3 2 2

Sold Price **\$837,000** Sold Date **27-Oct-21**

Distance **0.09km**



**3 RUSSELL ROAD GEMBROOK VIC  
3783**

3 1 2

Sold Price **\$695,000** Sold Date **05-Nov-21**

Distance **1.11km**



**21-23 TOWN ROAD GEMBROOK  
VIC 3783**

3 1 2

Sold Price <sup>RS</sup> **\$890,000** Sold Date **06-Jan-22**

Distance **1.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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