

## 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

13 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Gembrook

Period-from

01 Dec 2020

to

30 Nov 2021

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

3 Russell Road Gembrook VIC 3783	\$695,000	09-Nov-21
35 Station Road Gembrook VIC 3783	\$730,000	08-Sep-21

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: 06 December 2021



**3 Russell Road Gembrook VIC 3783** Sold Price <sup>RS</sup> **\$695,000** Sold Date **09-Nov-21**  
 3 1 2 Distance **0.1km**



**35 Station Road Gembrook VIC 3783** Sold Price **\$730,000** Sold Date **08-Sep-21**  
 3 1 2 Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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