

## 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

65 Station 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)

Range between \$700,000

&amp;

\$760,000

## Median sale price

Median price \$647,500

House

X

Unit

Suburb Gembrook

Period - From 01/01/2017

to

31/12/2017

Source REIV

## 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 | 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.

65 Station Road, Gembrook Vic 3783

BELL REAL ESTATE

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**Indicative Selling Price**

\$700,000 - \$760,000

**Median House Price**

Year ending December 2017: \$647,500



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 1346 sqm approx

**Agent Comments**

## Comparable Properties

4 Belvedere Ct GEMBROOK 3783 (VG)

**Agent Comments**

 4  -  -

**Price:** \$740,000

**Method:** Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1051 sqm approx

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.