

Aaron Day (03) 5968 6222 0407 365 994

Statement of Information

aarond@bellrealestate.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section 47	Ar of the Estate	Agents Act 1960
Property offered for sale					
Address Including suburb and postcode			k Vic 3783		
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$700,000 & \$760,000					
Median sale price					
Median price \$647,50	00 Hou	use X	Unit	Suburb	Gembrook
Period - From 01/01/2	d - From 01/01/2017 to 31/12/2017 Source RE		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.					





Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

65 Station Road, Gembrook Vic 3783



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Indicative Selling Price \$700,000 - \$760,000 Median House Price Year ending December 2017: \$647,500



Property Type: House Land Size: 1346 sqm approx

Agent Comments

Comparable Properties

4 Belvedere Ct GEMBROOK 3783 (VG)

4

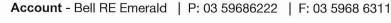


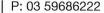
Price: \$740,000 Method: Sale Date: 09/12/2017 Rooms: -

Property Type: House (Res) Land Size: 1051 sqm approx

Agent Comments

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