

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	1 Pitt Avenue, Gembrook Vic 3783
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000

Median sale price

Median price	\$670,000	Hou	se X	Unit		Suburb or locality	Gembrook
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

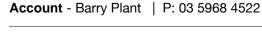
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	17 Le Souef Rd GEMBROOK 3783	\$670,000	09/08/2018
2	15 Neville Rd GEMBROOK 3783	\$655,000	27/11/2017
3	25 Neville Rd GEMBROOK 3783	\$606,000	16/02/2018

OR

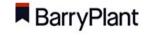
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

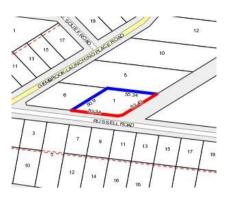






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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 2031 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending June 2018: \$670,000

Comparable Properties



17 Le Souef Rd GEMBROOK 3783 (REI)

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Price: \$670,000 Method: Private Sale Date: 09/08/2018 Rooms: 6

Property Type: House Land Size: 1390 sqm approx Agent Comments



15 Neville Rd GEMBROOK 3783 (VG)

1 3





Price: \$655,000 Method: Sale Date: 27/11/2017

Rooms: -

Property Type: House (Res) **Land Size:** 3889 sqm approx

Agent Comments



25 Neville Rd GEMBROOK 3783 (REI/VG)

---| 2





Price: \$606,000
Method: Private Sale

Rooms: -

Date: 16/02/2018

Property Type: House Land Size: 4199 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522





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