

## 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  
Including suburb or  
locality and postcode

1 Pitt Avenue, 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 \$620,000

&

\$680,000

#### Median sale price

Median price \$670,000

House

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.

	Address 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.



**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)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 09/08/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1390 sqm approx



**15 Neville Rd GEMBROOK 3783 (VG)**

Agent Comments



**Price:** \$655,000

**Method:** Sale

**Date:** 27/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 3889 sqm approx



**25 Neville Rd GEMBROOK 3783 (REI/VG)**

Agent Comments



**Price:** \$606,000

**Method:** Private Sale

**Date:** 16/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 4199 sqm approx