

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

5 Neville Road Gembrook VIC 3783

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Gembrook

Period-from

01 Dec 2019

to

30 Nov 2020

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

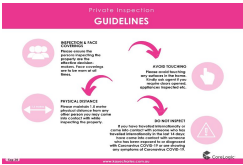
Date of sale

43 Williamson Road Gembrook VIC 3783	\$730,000	25-Sep-20
6 Kookaburra Court Gembrook VIC 3783	\$680,000	15-Jul-20

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: 15 December 2020



43 Williamson Road Gembrook VIC 3783

3

2

2

Sold Price

\$730,000

Sold Date

25-Sep-20

Distance

1.27km



6 Kookaburra Court Gembrook VIC 3783

3

2

2

Sold Price

\$680,000

Sold Date

15-Jul-20

Distance

1.57km

RS = Recent sale UN = Undisclosed Sale

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