

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

49 Station Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$780,000

House

X

Unit

Suburb or locality

Gembrook

Period - From 01/04/2018

to

31/03/2019

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	2a Meyer St COCKATOO 3781	\$360,000	07/07/2018
2	Lot/13 Banks Smith Dr GEMBROOK 3783	\$360,000	06/08/2018
3	Lot/2 Innes Rd GEMBROOK 3783	\$350,000	21/08/2018

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:
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median House Price
Year ending March 2019: \$780,000

Comparable Properties

2a Meyer St COCKATOO 3781 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 07/07/2018
Rooms: -
Property Type: Land
Land Size: 2000 sqm approx



Lot/13 Banks Smith Dr GEMBROOK 3783 (REI) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 06/08/2018
Rooms: -
Property Type: Land
Land Size: 954 sqm approx



Lot/2 Innes Rd GEMBROOK 3783 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/08/2018
Rooms: -
Property Type: Land
Land Size: 1226 sqm approx