

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	49 Station Road, 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 \$350,000	&	\$385,000
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Median sale price

Median price	\$780,000	Ηοι	ise X	Unit		Suburb or locality	Gembrook
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

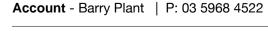
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)

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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)

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Price: \$350,000 Method: Private Sale Date: 21/08/2018

Rooms: -

Property Type: Land

Land Size: 1226 sqm approx

Account - Barry Plant | P: 03 5968 4522





Agent Comments

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