

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

44 Boyd 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

\$1,275,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Gembrook

Period-from

01 Nov 2019

to

31 Oct 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

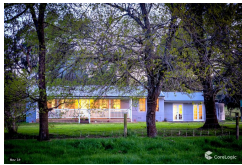
Date of sale

450 Woori Yallock Road Cockatoo VIC 3781	\$1,225,000	10-Oct-19
170 Harvie Road Pakenham Upper VIC 3810	\$1,400,000	26-Jun-20
180 Old Gembrook Road Pakenham Upper VIC 3810	\$1,420,000	11-Jun-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: 20 November 2020



450 Woori Yallock Road Cockatoo VIC 3781

4 2 9

Sold Price

\$1,225,000

Sold Date

10-Oct-19

Distance

8.3km



170 Harvie Road Pakenham Upper VIC 3810

4 3 1

Sold Price

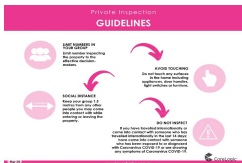
^{RS} **\$1,400,000**

Sold Date

26-Jun-20

Distance

4.2km



180 Old Gembrook Road Pakenham Upper VIC 3810

5 3 3

Sold Price

\$1,420,000

Sold Date

11-Jun-20

Distance

6.73km

RS = Recent sale

UN = Undisclosed Sale

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