

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

67 Station Road, Gembrook Vic 3783

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$810,000 Property Type House Suburb Gembrook

Period - From 28/09/2020 to 27/09/2021 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 18 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	3 Innes Rd GEMBROOK 3783	\$970,000	02/04/2021
2	11 Belvedere Ct GEMBROOK 3783	\$895,000	26/10/2020
3	6 Banks Smith Dr GEMBROOK 3783	\$875,000	12/06/2021

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 18 months.~~

This Statement of Information was prepared on:

28/09/2021 11:25

67 Station Road, Gembrook Vic 3783



Property Type: House (Previously Occupied - Detached)

Land Size: 1365 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

28/09/2020 - 27/09/2021: \$810,000

Comparable Properties



3 Innes Rd GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 02/04/2021

Property Type: House

Land Size: 1385 sqm approx



11 Belvedere Ct GEMBROOK 3783 (VG)

Agent Comments



Price: \$895,000

Method: Sale

Date: 26/10/2020

Property Type: House (Res)

Land Size: 1463 sqm approx



6 Banks Smith Dr GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 12/06/2021

Property Type: House

Land Size: 945 sqm approx

Account - Barry Plant Emerald Sales



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