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	1120 Bessie Creek Road, Gembrook Vic 3783
Including suburb and	
postcode	

Indicative selling price

Period - From

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

Range betweer	n \$1,150,000		&	\$-	1,265,000				
Median sale p	rice*								
Median price		House		Unit		Sub	urb	Gembrook	

Source

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

to

A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

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 six months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

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REIV 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

BELL REAL ESTATE





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 167300 sqm approx Agent Comments 59686222 0438680032 samanthas@bellrealestate.com.au

> Indicative Selling Price \$1,150,000 - \$1,265,000 No median price available

Samantha Scott

Comparable Properties

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