

## 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

6 Kookaburra Court Gembrook VIC 3783

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Gembrook

Period-from

01 Jul 2019

to

30 Jun 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

17 Banks-Smith Drive Gembrook VIC 3783	\$706,000	22-May-20
2 Le Souef Road Gembrook VIC 3783	\$630,000	04-Mar-20
27 Station Road Gembrook VIC 3783	\$902,750	10-Jan-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: 08 July 2020



**17 Banks-Smith Drive Gembrook VIC 3783**

3 2 2

Sold Price

<sup>RS</sup> **\$706,000** Sold Date **22-May-20**

Distance **0.09km**



**2 Le Souef Road Gembrook VIC 3783**

3 2 2

Sold Price

**\$630,000** Sold Date **04-Mar-20**

Distance **0.68km**



**27 Station Road Gembrook VIC 3783**

3 2 2

Sold Price

**\$902,750** Sold Date **10-Jan-20**

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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