

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

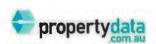
Property offered for :	- ala				
Topolty official for	saie				
Address Including suburb and postcode	2701 Gembr	ook-Launching	g Place Road, Gen	nbrook Vic 3783	
Indicative selling pri	ce				
For the meaning of this	price see con	sumer.vic.gov.	au/underquoting		
Range between \$820,	,000	&	\$880,000		
Median sale price					
Median price \$770,0	00 Hou	use X	Unit	Suburb	Gembrook
Period - From 01/01/2018 to 31/12/2018		Source	REIV		
Comparable property	y sales (*De	lete A or B b	elow as applica	ble)	
A* These are the t	e estate agent	es sold within t t or agent's rep	we kilometres of the presentative consider	ne property for sale lers to be most cor	in the last six- nparable to the
months that the property for sal	···				
				Price	Date of sale
property for sal				Price	Date of sale
property for sal				Price	Date of sale
property for sale				Price	Date of sale

properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:

Property Type: House

Land Size: 10453 sqm approx

Agent Comments

**Indicative Selling Price** \$820,000 - \$880,000 **Median House Price** Year ending December 2018: \$770,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within wo kilometres of the property for sale in the last six months.

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