



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

3A Gembrook Road, GEMBROOK, 3783

Indicative selling price

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

Single Price

or range between

\$560,000

&

\$600,000

Median sale price

Median price

\$555,000

Property type

Unit

Suburb

GEMBROOK, 3783

Period from

03/01/2017

to

30/06/2017

Source

RP Data Core Logic

Comparable property sale

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

5 Belvedere Court, GEMBROOK, 3783 Victoria

\$555,000

10/04/2017

197 Gembrook Road, GEMBROOK, 3783 Victoria

\$527,000

29/05/2017

405 Mt Eirene Road, GEMBROOK, 3783 Victoria

\$598,000

27/02/2017