

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16/13 VISTA COURT, GEMBROOK, VIC**

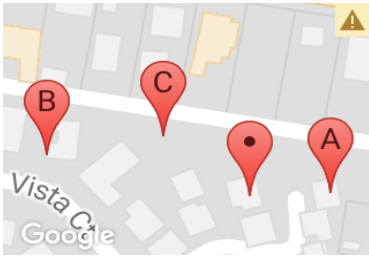
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$440,000 to \$460,000**

## MEDIAN SALE PRICE



**GEMBROOK, VIC, 3783**

Suburb Median Sale Price (Unit)

**\$379,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**9/13 VISTA CRT, GEMBROOK, VIC 3783**

2 1 1

Sale Price

**\$379,500**

Sale Date: 08/05/2017

Distance from Property: 32m



**7 VISTA CRT, GEMBROOK, VIC 3783**

4 2 3

Sale Price

**Price Withheld**

Sale Date: 11/07/2017

Distance from Property: 84m



**3/13 VISTA CRT, GEMBROOK, VIC 3783**

3 1 1

Sale Price

**\$395,000**

Sale Date: 19/02/2017

Distance from Property: 44m

This report has been compiled on 12/09/2017 by Unlock Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

16/13 VISTA 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)

Price Range: \$440,000 to \$460,000

### Median sale price

Median price

\$379,500

House

Unit

X

Suburb

GEMBROOK

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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
9/13 VISTA CRT, GEMBROOK, VIC 3783	\$379,500	08/05/2017
7 VISTA CRT, GEMBROOK, VIC 3783	Price Withheld	11/07/2017
3/13 VISTA CRT, GEMBROOK, VIC 3783	\$395,000	19/02/2017