

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	9 Stone Road North, Gembrook Vic 3783
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000

#### Median sale price

Median price	\$770,000	Hou	ise X	Unit		Suburb or locality	Gembrook
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

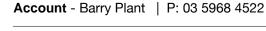
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2701 Gembrook Launching Place Rd GEMBROOK 3783	\$850,000	09/03/2019
2	7 Neville Rd GEMBROOK 3783	\$842,500	06/04/2018
3	300 Gembrook Tonimbuk Rd GEMBROOK 3783	\$817,000	21/11/2018

#### OR

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

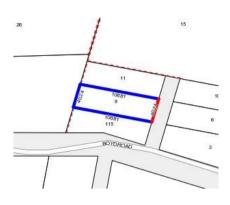






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**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** Year ending December 2018: \$770,000

## Comparable Properties



2701 Gembrook Launching Place Rd **GEMBROOK 3783 (REI)** 

Price: \$850,000 Method: Private Sale Date: 09/03/2019 Rooms: 9

Property Type: House

Land Size: 10453 sqm approx

**Agent Comments** 



7 Neville Rd GEMBROOK 3783 (REI/VG)

Price: \$842.500

Method: Private Sale Date: 06/04/2018 Rooms: 7

Property Type: House Land Size: 4249 sqm approx **Agent Comments** 

Agent Comments



Account - Barry Plant | P: 03 5968 4522

300 Gembrook Tonimbuk Rd GEMBROOK

3783 (REI/VG)

Price: \$817,000 Method: Private Sale Date: 21/11/2018

Rooms: -

Property Type: House (Res) Land Size: 26700 sqm approx





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.

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