

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
Including suburb or
locality and postcode

9 Stone Road North, Gembrook Vic 3783

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

House

X

Unit

Suburb or locality

Gembrook

Period - From

01/01/2018

to

31/12/2018

Source

REIV

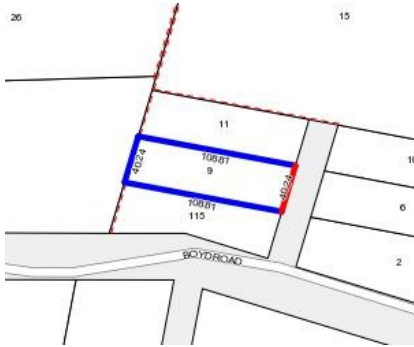
Comparable property sales (*Delete A or B below as applicable)

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.

	Address 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.



Rooms:
Property Type:
 Agent Comments

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)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 09/03/2019
Rooms: 9
Property Type: House
Land Size: 10453 sqm approx



7 Neville Rd GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$842,500
Method: Private Sale
Date: 06/04/2018
Rooms: 7
Property Type: House
Land Size: 4249 sqm approx



300 Gembrook Tonimbuk Rd GEMBROOK 3783 (REI/VG)

Agent Comments



Price: \$817,000
Method: Private Sale
Date: 21/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 26700 sqm approx