



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**45 Warwick Road,
GEMBROOK 3783**

Indicative selling price

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

Range \$1,300,000 - \$1,420,000

Median sale price

Median **House** for **GEMBROOK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$677,500

Comparable property sales

1 Kiernan Road,
Macclesfield 3782

Price \$1,150,000 Sold 27
July 2019

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

This Statement of Information was prepared on 29th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



5 beds



2 baths



3 parking

Stockdale & Leggo

Stockdale & Leggo Ringwood

1/23 Ringwood St,
Ringwood VIC 3134

Contact agents



Denise McKay
Stockdale & Leggo

03 5968 3933
0448 889 966

denise.mckay@stockdaleleggo.com.au

**Stockdale
& Leggo**