

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	245 Beenak Road, Gembrook Vic 3783
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Indicative selling price

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

Range between	\$1,495,000	&	\$1,644,500
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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		
2		
3		

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

\$1,495,000 - \$1,644,500

Median House Price

Year ending December 2018: \$770,000



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 88150 sqm approx

Agent Comments

Comparable Properties



40 Rainy Hill Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Private Sale

Date: 30/11/2017

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 137598 sqm approx

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.