

# 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

13 Belvedere 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)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$670,000 Property Type House Suburb Gembrook

Period - From 01/10/2018 to 30/09/2019 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 18 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	11 Banks Smith Dr GEMBROOK 3783	\$785,000	31/05/2019
2	11 Belvedere Ct GEMBROOK 3783	\$770,000	13/04/2019
3	4 Banks Smith Dr GEMBROOK 3783	\$760,000	30/09/2019

**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 18 months.~~

This Statement of Information was prepared on:

31/10/2019 13:41



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**Property Type:** House  
**Land Size:** 1149 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$790,000  
**Median House Price**  
Year ending September 2019: \$670,000

## Comparable Properties



11 Banks Smith Dr GEMBROOK 3783 (VG)

**Agent Comments**

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**Price:** \$785,000  
**Method:** Sale  
**Date:** 31/05/2019  
**Property Type:** House (Res)  
**Land Size:** 902 sqm approx



11 Belvedere Ct GEMBROOK 3783 (VG)

**Agent Comments**

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**Price:** \$770,000  
**Method:** Sale  
**Date:** 13/04/2019  
**Property Type:** House (Res)  
**Land Size:** 1463 sqm approx



4 Banks Smith Dr GEMBROOK 3783 (REI)

**Agent Comments**

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**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 901 sqm approx