# 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										
Range betweer	\$720,000		&		\$790,000					
Median sale pi	rice									
Median price	\$670,000	Pro	operty Type	Hou	se		Suburb	Gembrook		
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress 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









**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)



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

Agent Comments

Agent Comments

Agent Comments





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)



Price: \$760,000 Method: Private Sale Date: 30/09/2019 Rooms: 7 Property Type: House

Land Size: 901 sqm approx

Account - Barry Plant | P: 03 5968 4522



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.