

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

#### PROPERTY OFFERED FOR SALE

**14 Vista 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 \$620,000 & \$680,000**

#### MEDIAN SALE PRICE

**Median price \$597,500 | House | Gembrook (3783)**

**Period - From 22 February 2018 to 22 August 2018 | Source - RP DATA**

#### COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
<b>17 LE SOUEF ROAD, GEMBROOK VIC 3783</b>	<b>\$670,000</b>	<b>09/08/2018</b>
<b>14 AGNES STREET, GEMBROOK VIC 3783</b>	<b>\$703,000</b>	<b>27/04/2018</b>
<b>65 STATION ROAD, GEMBROOK VIC 3783</b>	<b>\$730,000</b>	<b>06/04/2018</b>