

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 40A Main Street, Gembrook, VIC 3783

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$770,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Gembrook (3783)

Period - From

28/06/2019

to

28/10/2019

Source

RP Data

### Comparable property sales

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These are two 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

11 BANKS-SMITH DRIVE, GEMBROOK VIC 3783	\$785,000	31/05/2019
4 BANKS-SMITH DRIVE, GEMBROOK VIC 3783	\$760,000	30/09/2019

B

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: 01/11/2019