

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

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Clematis

Period - From

24/09/2020

to

23/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	25 William St EMERALD 3782	\$980,000	03/08/2021
2	42 Lawsons Rd EMERALD 3782	\$924,000	29/06/2021
3	14 William St EMERALD 3782	\$922,000	04/08/2021

OR

- ~~**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:

24/09/2021 12:59

6 Paradise Avenue, Clematis Vic 3782



 3  1  2

Rooms: 4
Property Type: House
Land Size: 1376 sqm approx
Agent Comments

Indicative Selling Price

\$920,000 - \$980,000

Median House Price

24/09/2020 - 23/09/2021: \$750,000

Comparable Properties



25 William St EMERALD 3782 (REI)

Agent Comments

 4  1  6

Price: \$980,000
Method: Private Sale
Date: 03/08/2021
Property Type: House
Land Size: 2684 sqm approx



42 Lawsons Rd EMERALD 3782 (REI/VG)

Agent Comments

 4  3  2

Price: \$924,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 2074 sqm approx



14 William St EMERALD 3782 (REI)

Agent Comments

 4  2  8

Price: \$922,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 2415 sqm approx

Account - Barry Plant Emerald Sales



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