

## 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

12 Berrys Road, Emerald Vic 3782

#### Indicative selling price

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

Range between \$690,000

&

\$735,000

#### Median sale price

Median price \$737,500

House

X

Unit

Suburb Emerald

Period - From 01/04/2018

to

31/03/2019

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	8 Princess Av EMERALD 3782	\$715,700	12/03/2019
2	72 Emerald Monbulk Rd EMERALD 3782	\$710,000	16/01/2019
3	20 Old Beaconsfield Rd EMERALD 3782	\$705,000	12/03/2019

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1686 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$735,000

**Median House Price**

Year ending March 2019: \$737,500

## Comparable Properties

**8 Princess Av EMERALD 3782 (REI/VG)**

Agent Comments

**Price:** \$715,700**Method:** Private Sale**Date:** 12/03/2019**Rooms:** 5**Property Type:** House**Land Size:** 1382 sqm approx**72 Emerald Monbulk Rd EMERALD 3782 (REI/VG)**

Agent Comments

**Price:** \$710,000**Method:** Private Sale**Date:** 16/01/2019**Rooms:** -**Property Type:** House**Land Size:** 3568.10 sqm approx**20 Old Beaconsfield Rd EMERALD 3782 (REI)**

Agent Comments

**Price:** \$705,000**Method:** Private Sale**Date:** 12/03/2019**Rooms:** -**Property Type:** House**Land Size:** 1848.10 sqm approx