

3 Sellars Road, Emerald Vic 3782

BELL REAL ESTATE

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**Indicative Selling Price**

\$735,000 - \$808,500

**Median House Price**

March quarter 2017: \$635,000



4 2 1

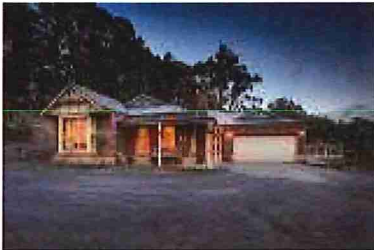
**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 4047 sqm

**Agent Comments**

## Comparable Properties



4 Wong Hee Rd EMERALD 3782 (REI)

**Agent Comments**

4 2 6

**Price:** \$835,000

**Method:** Private Sale

**Date:** 18/04/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 3611 sqm



20 Ronald Rd EMERALD 3782 (REI)

**Agent Comments**

4 2 5

**Price:** \$755,000

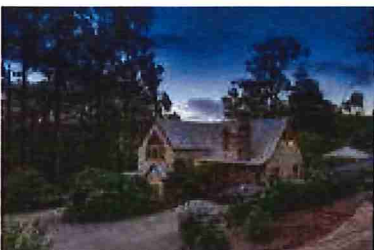
**Method:** Private Sale

**Date:** 04/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 4030 sqm



8 Auhl Rd EMERALD 3782 (REI)

**Agent Comments**

3 2 8

**Price:** \$740,000

**Method:** Private Sale

**Date:** 13/02/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 3227 sqm

## 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

3 Sellars 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 \$735,000

&amp;

\$808,500

**Median sale price**

Median price \$635,000

House

X

Suburb

Emerald

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Wong Hee Rd EMERALD 3782	\$835,000	18/04/2017
20 Ronald Rd EMERALD 3782	\$755,000	04/04/2017
8 Auhl Rd EMERALD 3782	\$740,000	13/02/2017