



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**129 Emerald-Monbulk Road,
EMERALD 3782**

Indicative selling price

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

Range \$530,000 - \$580,000

Median sale price

Median **House** for **EMERALD** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$640,000

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 the most comparable to the property for sale.

**18 Poplar Crescent,
EMERALD 3782**

Price \$542,000 Sold 09
October 2017

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 bedrooms



1 baths



2 parking



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**Stockdale
& Leggo**