

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	114 Emerald-Monbulk Road, Emerald Vic 3782
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$595,0	000 &	\$654,000	
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#### Median sale price

Median price	\$695,500	Hou	ise X	Unit		Suburb or locality	Emerald
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

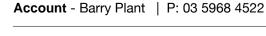
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

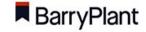
Ad	dress of comparable property	Price	Date of sale
1	6 Christians Av EMERALD 3782	\$645,000	28/12/2018
2	21 Poplar Cr EMERALD 3782	\$645,000	01/10/2018
3	73 Emerald Monbulk Rd EMERALD 3782	\$630,000	07/02/2019

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.















Property Type: House (Previously

Occupied - Detached) Land Size: 1978 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$595,000 - \$654,000 **Median House Price** December quarter 2018: \$695,500

## Comparable Properties



6 Christians Av EMERALD 3782 (VG)



Price: \$645,000 Method: Sale Date: 28/12/2018

Rooms: -

Property Type: House (Res) Land Size: 995 sqm approx

**Agent Comments** 



21 Poplar Cr EMERALD 3782 (REI/VG)





Price: \$645,000 Method: Private Sale Date: 01/10/2018 Rooms: 7

Property Type: House Land Size: 1939 sqm approx Agent Comments



73 Emerald Monbulk Rd EMERALD 3782 (REI/VG)







Price: \$630,000 Method: Private Sale Date: 07/02/2019

Rooms: 8

Property Type: House Land Size: 2341 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 5968 4522





Generated: 15/03/2019 11:02