

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
Including suburb or
locality and postcode

114 Emerald-Monbulk Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$595,000

&

\$654,000

Median sale price

Median price

\$695,500

House

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.

	Address 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.



Rooms:
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)

Agent Comments



Price: \$645,000
Method: Sale
Date: 28/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 995 sqm approx



21 Poplar Cr EMERALD 3782 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 01/10/2018
Rooms: 7
Property Type: House
Land Size: 1939 sqm approx



73 Emerald Monbulk Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 07/02/2019
Rooms: 8
Property Type: House
Land Size: 2341 sqm approx