

# 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

13 Legg 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

\$620,000

&

\$670,000

### Median sale price

Median price

\$645,000

Property Type

House

Suburb

Emerald

Period - From

01/07/2019

to

30/09/2019

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 18 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	22 Emerald Monbulk Rd EMERALD 3782	\$660,000	28/06/2019
2	20 Durban Rd EMERALD 3782	\$645,000	29/08/2019
3	1 Ogilvy Rd EMERALD 3782	\$640,000	15/05/2019

**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 18 months.~~

This Statement of Information was prepared on:

28/10/2019 11:02



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 969 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$620,000 - \$670,000  
**Median House Price**  
 September quarter 2019: \$645,000

## Comparable Properties



**22 Emerald Monbulk Rd EMERALD 3782 (REI)** Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 28/06/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1002 sqm approx



**20 Durban Rd EMERALD 3782 (REI/VG)** Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 29/08/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1973 sqm approx



**1 Ogilvy Rd EMERALD 3782 (REI/VG)** Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 15/05/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2081 sqm approx