

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

15/11 Westlands Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Emerald

Period - From

01/04/2021

to

30/06/2021

Source

REIV

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

~~A*~~ 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20/11 Westlands Rd EMERALD 3782	\$530,000	02/08/2021
2			
3			

OR

~~B*~~ 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.

This Statement of Information was prepared on:

01/09/2021 10:30

15/11 Westlands Road, Emerald Vic 3782



 2  1  1

Rooms: 4

Property Type: House

Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2021: \$820,000

Comparable Properties



20/11 Westlands Rd EMERALD 3782 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 02/08/2021

Property Type: Unit

Land Size: 185 sqm approx

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.

Account - Barry Plant Emerald Sales



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