

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

22 Memorial Avenue, Emerald Vic 3782

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb or locality

Emerald

Period - From

01/01/2018

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	25 Meadowview La EMERALD 3782	\$820,000	18/12/2018
2	2 Paradise Av CLEMATIS 3782	\$820,000	02/11/2018
3	30 Florence Av EMERALD 3782	\$750,000	30/11/2018

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
Land Size: 1019 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
Median House Price
 Year ending December 2018: \$770,000

Comparable Properties



25 Meadowview La EMERALD 3782 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 18/12/2018
Rooms: 7
Property Type: House
Land Size: 2769 sqm approx



2 Paradise Av CLEMATIS 3782 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 02/11/2018
Rooms: 5
Property Type: House
Land Size: 1199 sqm approx



30 Florence Av EMERALD 3782 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 30/11/2018
Rooms: 7
Property Type: House
Land Size: 1963 sqm approx