

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	40 Ferres 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 \$530,000	&	\$583,000
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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	36 Lawsons Rd EMERALD 3782	\$565,000	21/12/2018
2	3 Steel Rd EMERALD 3782	\$555,000	07/01/2019
3	454 Belgrave Gembrook Rd AVONSLEIGH 3782	\$525,000	17/12/2018

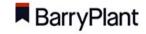
#### OR

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.





Account - Barry Plant | P: 03 5968 4522











Rooms:

Property Type: House Land Size: 1100 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$530,000 - \$583,000 **Median House Price** December quarter 2018: \$695,500

## Comparable Properties



36 Lawsons Rd EMERALD 3782 (REI/VG)





Price: \$565,000 Method: Private Sale Date: 21/12/2018 Rooms: 4

Property Type: House Land Size: 3045 sqm approx **Agent Comments** 



3 Steel Rd EMERALD 3782 (REI)

3





Price: \$555,000 Method: Private Sale Date: 07/01/2019

Rooms: 6

Property Type: House Land Size: 3042 sqm approx Agent Comments



454 Belgrave Gembrook Rd AVONSLEIGH

3782 (REI/VG)





Price: \$525,000

Method: Private Sale Date: 17/12/2018

Rooms: 6

Property Type: House Land Size: 1051 sqm approx **Agent Comments** 

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