

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

9 Emerald-Monbulk Road, Emerald Vic 3782

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$684,000 Property Type House Suburb Emerald

Period - From 01/01/2019 to 31/12/2019 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.

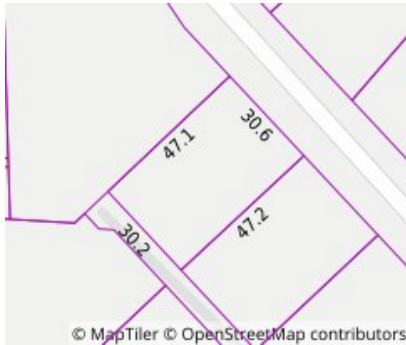
	Address of comparable property	Price	Date of sale
1	8 Benson St EMERALD 3782	\$850,000	05/02/2019
2	21 Alfred Gr EMERALD 3782	\$830,000	11/06/2019
3	274 Belgrave gembrook Rd CLEMATIS 3782	\$820,000	16/07/2019

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:

30/01/2020 12:41



Property Type: House (Previously Occupied - Detached)
Land Size: 1440 sqm approx
 Agent Comments

Indicative Selling Price
 \$820,000 - \$890,000
Median House Price
 Year ending December 2019: \$684,000

Comparable Properties

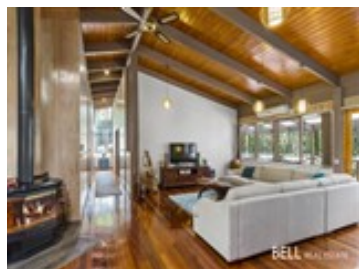


8 Benson St EMERALD 3782 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 05/02/2019
Property Type: House (Res)
Land Size: 1485 sqm approx



21 Alfred Gr EMERALD 3782 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 11/06/2019
Property Type: House
Land Size: 2039.10 sqm approx



274 Belgrave gembrook Rd CLEMATIS 3782 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 16/07/2019
Rooms: 7
Property Type: House
Land Size: 3000 sqm approx