

## 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

21 Emerald-monbulk 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

\$790,000

&

\$869,000

#### Median sale price

Median price

\$655,000

House

X

Unit

Suburb or locality

Emerald

Period - From

01/07/2017

to

30/09/2017

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	10 Ambrose St EMERALD 3782	\$840,000	29/04/2017
2	22 Kings Rd EMERALD 3782	\$810,000	16/05/2017
3	20 View St AVONSLEIGH 3782	\$800,000	08/06/2017

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.



 3    2    3

**Rooms:**  
**Property Type:** House  
**Land Size:** 2230 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median House Price**  
September quarter 2017: \$655,000

## Comparable Properties



**10 Ambrose St EMERALD 3782 (REI)**

**Agent Comments**

 5    3    6

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 29/04/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 2286 sqm approx



**22 Kings Rd EMERALD 3782 (REI/VG)**

**Agent Comments**

 5    3    1

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 16/05/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 974 sqm approx



**20 View St AVONSLEIGH 3782 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 08/06/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4035 sqm approx