

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered fo	or sale
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Address	21 Emerald-monbulk 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	\$790,000	&	\$869,000

Median sale price

Median price	\$655,000	Ηοι	ise 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

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.

Account - Barry Plant | P: 03 5968 4522

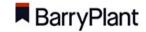




Price

Date of sale

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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)



Price: \$840,000 Method: Private Sale Date: 29/04/2017

Rooms: 7

Property Type: House Land Size: 2286 sqm approx **Agent Comments**



22 Kings Rd EMERALD 3782 (REI/VG)

5



Price: \$810.000 Method: Private Sale Date: 16/05/2017

Rooms: 6

Property Type: House Land Size: 974 sqm approx Agent Comments



20 View St AVONSLEIGH 3782 (REI)





Price: \$800,000 Method: Private Sale Date: 08/06/2017 Rooms: 7

Property Type: House Land Size: 4035 sqm approx **Agent Comments**

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