

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Telopea Road, Emerald Vic 3782

Indicative selling price

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

Range between \$755,000 & \$830,000

Median sale price

Median price \$790,000 Property Type House Suburb Emerald

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	17 Meadowview La EMERALD 3782	\$830,000	20/10/2020
2	23 Edenmont Rd EMERALD 3782	\$770,000	27/10/2020
3	411 Belgrave Gembrook Rd EMERALD 3782	\$770,000	29/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/03/2021 13:53



Property Type:
Agent Comments

Indicative Selling Price
\$755,000 - \$830,000
Median House Price
December quarter 2020: \$790,000

Comparable Properties



17 Meadowview La EMERALD 3782 (VG)

Agent Comments



Price: \$830,000
Method: Sale
Date: 20/10/2020
Property Type: House (Res)
Land Size: 2640 sqm approx



23 Edenmont Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 27/10/2020
Property Type: House
Land Size: 2174 sqm approx



411 Belgrave Gembrook Rd EMERALD 3782 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 4268 sqm approx