

# 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

399 Belgrave-Gembrook 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)

Single price \$850,000

### Median sale price

Median price \$750,500

Property Type House

Suburb Emerald

Period - From 01/07/2020

to 30/09/2020

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	9 Orchard Gr EMERALD 3782	\$855,000	01/11/2020
2	108 Emerald Monbulk Rd EMERALD 3782	\$840,000	11/08/2020
3	26 Steel Rd EMERALD 3782	\$840,000	09/10/2020

**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:

06/01/2021 16:12



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 5842 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000  
**Median House Price**  
 September quarter 2020: \$750,500

## Comparable Properties



**9 Orchard Gr EMERALD 3782 (REI)**

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 01/11/2020  
**Property Type:** House  
**Land Size:** 4101 sqm approx



**108 Emerald Monbulk Rd EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 11/08/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 8027 sqm approx



**26 Steel Rd EMERALD 3782 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 09/10/2020  
**Property Type:** House  
**Land Size:** 2037 sqm approx