

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

34 Fairway Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$782,500

Property Type

House

Suburb

Emerald

Period - From

01/04/2020

to

31/03/2021

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	2 Upton Rd EMERALD 3782	\$685,000	01/03/2021
2	26 Charman Av EMERALD 3782	\$640,000	20/02/2021
3	11 Steel Rd EMERALD 3782	\$670,000	14/01/2021

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:

11/06/2021 17:41

34 Fairway Road, Emerald Vic 3782



Property Type: House (Previously Occupied - Detached)

Land Size: 979 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

Year ending March 2021: \$782,500

Comparable Properties



2 Upton Rd EMERALD 3782 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 01/03/2021

Property Type: House

Land Size: 988 sqm approx



26 Charman Av EMERALD 3782 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 3776 sqm approx



11 Steel Rd EMERALD 3782 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 14/01/2021

Property Type: House (Res)

Land Size: 2764 sqm approx

Account - Barry Plant Emerald Sales