

# 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

12 William Street, 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 \$650,000

&

\$710,000

### Median sale price

Median price \$752,500

Property Type House

Suburb Emerald

Period - From 01/10/2019

to

31/12/2019

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.

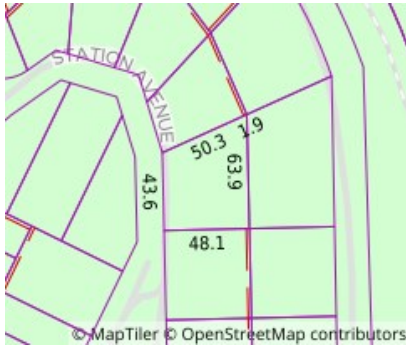
	Address of comparable property	Price	Date of sale
1	9 Elm Cr EMERALD 3782	\$700,000	30/09/2019
2	20 Kilvington Dr EMERALD 3782	\$680,000	23/01/2020
3	13 Legg Rd EMERALD 3782	\$650,000	03/01/2020

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:

14/04/2020 14:14



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$710,000  
**Median House Price**  
December quarter 2019: \$752,500

## Comparable Properties



**9 Elm Cr EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 2011 sqm approx



**20 Kilvington Dr EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 23/01/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**13 Legg Rd EMERALD 3782 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 03/01/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 650 sqm approx