

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

unit 16/11 Westlands Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$684,000

Property Type

House

Suburb

Emerald

Period - From

01/01/2019

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 eighteen 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	15/11 Westlands Rd EMERALD 3782	\$520,000	15/11/2018
2	14/11 Westlands Rd EMERALD 3782	\$510,000	18/11/2019
3			

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.~~

This Statement of Information was prepared on:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median House Price
Year ending December 2019: \$684,000

Comparable Properties



15/11 Westlands Rd EMERALD 3782 (REI/VG) **Agent Comments**



Price: \$520,000
Method: Private Sale
Date: 15/11/2018
Rooms: 4
Property Type: House
Land Size: 171 sqm approx



14/11 Westlands Rd EMERALD 3782 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 18/11/2019
Property Type: Unit
Land Size: 171 sqm approx

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.