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	1 Upton Road, Emerald Vic 3782

Indicative selling price

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

Range between $510,000 & $560,000

Median sale price

Median price $645,000 Property Type House Suburb Emerald

Period - From 01/07/2019 to 30/09/2019 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		
2		
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: 30/10/2019 11:54

1 Upton Road, Emerald Vic 3782

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Property Type: House
Land Size: 2279 sqm approx

Agent Comments

Indicative Selling Price
$510,000 - $560,000
Median House Price
September quarter 2019: $645,000

Comparable Properties

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.

Account - Barry Plant | P: 03 5968 4522

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.