

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

101 Emerald-Monbulk 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)

Range between \$575,000

&amp;

\$632,500

## Median sale price

Median price \$695,500

House

X

Unit

Suburb Emerald

Period - From 01/10/2018

to

31/12/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.

**Indicative Selling Price**

\$575,000 - \$632,500

**Median House Price**

December quarter 2018: \$695,500



 2  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 5333 sqm approx

Agent Comments

## Comparable Properties



**28 Charman Av EMERALD 3782 (REI/VG)**

Agent Comments

 3  1  4

**Price:** \$670,000

**Method:** Private Sale

**Date:** 11/10/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 3459 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.