

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

2 Oak Avenue, Emerald Vic 3782

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$770,000

House

X

Unit

Suburb or locality Emerald

Period - From 01/07/2018

to

30/09/2018

Source REIV

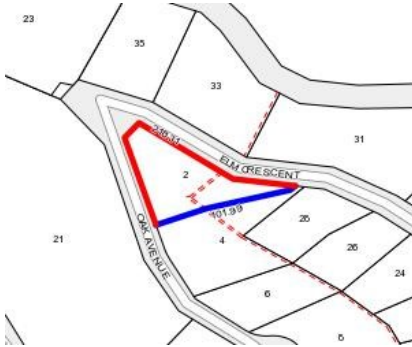
Comparable property sales (*Delete A or B below as applicable)

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	50 School Rd MENZIES CREEK 3159	\$865,000	06/07/2018
2	20 Aura Vale Rd MENZIES CREEK 3159	\$840,000	07/11/2018
3	1 Wattle Ct EMERALD 3782	\$835,000	24/10/2018

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.



 4  2  3

Rooms:
Property Type: House
Land Size: 4051 sqm approx
Agent Comments

Indicative Selling Price
 \$830,000 - \$880,000
Median House Price
 September quarter 2018: \$770,000

Comparable Properties



50 School Rd MENZIES CREEK 3159 (REI/VG) **Agent Comments**

 4  2  1

Price: \$865,000
Method: Private Sale
Date: 06/07/2018
Rooms: -
Property Type: House
Land Size: 1013 sqm approx



20 Aura Vale Rd MENZIES CREEK 3159 (REI/VG) **Agent Comments**

 4  2  6

Price: \$840,000
Method: Private Sale
Date: 07/11/2018
Rooms: 6
Property Type: House
Land Size: 4766 sqm approx



1 Wattle Ct EMERALD 3782 (REI) **Agent Comments**

 4  2  4

Price: \$835,000
Method: Private Sale
Date: 24/10/2018
Rooms: 8
Property Type: House
Land Size: 3113 sqm approx