



# STATEMENT OF INFORMATION

120 RED TANK ROAD, EMU CREEK, VIC 3551

PREPARED BY KAYLENE DISHER, PROPERTY PLUS REAL ESTATE AGENTS



**Property  
Plus**  
REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**120 RED TANK ROAD, EMU CREEK, VIC**

 3  2  3

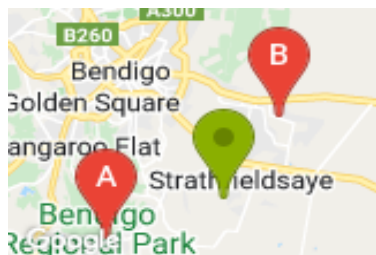
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$880,000 to \$920,000**

Provided by: Kaylene Disher, Property Plus Real Estate Agents

## MEDIAN SALE PRICE



**EMU CREEK, VIC, 3551**

Suburb Median Sale Price (House)

**\$1,150,000**

01 January 2021 to 31 December 2021

Provided by: 

## 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 18 months.



**51 HAYES RD, MANDURANG SOUTH, VIC 3551**

 3  2  4

Sale Price

**\*\$850,000**

Sale Date: 02/03/2022

Distance from Property: 6.6km



**2 CALLISTEMON CL, JUNORTOWN, VIC 3551**

 4  2  3

Sale Price

**\$910,000**

Sale Date: 09/02/2022

Distance from Property: 5.6km



This report has been compiled on 30/03/2022 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

120 RED TANK ROAD, EMU CREEK, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$880,000 to \$920,000

### Median sale price

Median price

\$1,150,000

Property type

House

Suburb

EMU CREEK

Period

01 January 2021 to 31 December 2021

Source



### Comparable property sales

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.

Address of comparable property

Price

Date of sale

51 HAYES RD, MANDURANG SOUTH, VIC 3551	*\$850,000	02/03/2022
2 CALLISTEMON CL, JUNORTOUN, VIC 3551	\$910,000	09/02/2022

This Statement of Information was prepared on:

30/03/2022