

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

53 Fern Glade Drive, Emerald Vic 3782

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$820,000 Property Type House Suburb Emerald

Period - From 01/04/2021 to 30/06/2021 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	25 William St EMERALD 3782	\$980,000	03/08/2021
2	14 William St EMERALD 3782	\$922,000	04/08/2021
3	18 Ambrose St EMERALD 3782	\$890,000	06/07/2021

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.~~

This Statement of Information was prepared on:

02/09/2021 12:57

53 Fern Glade Drive, Emerald Vic 3782



 3  2  2

Rooms: 5
Property Type: House
Land Size: 2763 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$930,000
Median House Price
June quarter 2021: \$820,000

Comparable Properties



25 William St EMERALD 3782 (REI)

Agent Comments

 4  1  6

Price: \$980,000
Method: Private Sale
Date: 03/08/2021
Property Type: House
Land Size: 2684 sqm approx



14 William St EMERALD 3782 (REI)

Agent Comments

 4  2  8

Price: \$922,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 2415 sqm approx



18 Ambrose St EMERALD 3782 (REI)

Agent Comments

 3  1  4

Price: \$890,000
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 1325 sqm approx

Account - Barry Plant Emerald Sales



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