

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

33-35 Bellbird Crescent, Emerald Vic 3782

Indicative selling price

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

Range between

\$610,000

&

\$630,000

Median sale price

Median price

\$695,500

House

X

Unit

Suburb or locality

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 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	73 Emerald Monbulk Rd EMERALD 3782	\$630,000	07/02/2019
2	3 Vista Dr EMERALD 3782	\$625,000	28/11/2018
3	25 Boundary Rd EMERALD 3782	\$620,000	05/11/2018

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.



Rooms:
Property Type: Land
Land Size: 1875 sqm approx
Agent Comments

Indicative Selling Price
 \$610,000 - \$630,000
Median House Price
 December quarter 2018: \$695,500

Comparable Properties



73 Emerald Monbulk Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 07/02/2019
Rooms: 8
Property Type: House
Land Size: 2341 sqm approx

3 Vista Dr EMERALD 3782 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 28/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 3352 sqm approx



25 Boundary Rd EMERALD 3782 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 05/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 2452 sqm approx