

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

6 Emerald Lake Road, Emerald Vic 3782

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$840,000 Property Type House Suburb Emerald

Period - From 20/09/2020 to 19/09/2021 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	60 Lakeside Dr, Emerald, Vic 3782, Australia	\$882,000	23/08/2021
2	15 Carramar Ct EMERALD 3782	\$860,000	27/08/2021
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.

This Statement of Information was prepared on:

20/09/2021 17:35

6 Emerald Lake Road, Emerald Vic 3782



4 2 2

Property Type: House
Land Size: 1117 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

20/09/2020 - 19/09/2021: \$840,000

Comparable Properties

60 Lakeside Dr, Emerald, Vic 3782, Australia
(REI)

Agent Comments

4 2 2

Price: \$882,000

Method:

Date: 23/08/2021

Property Type: House



15 Carramar Ct EMERALD 3782 (REI)

Agent Comments

4 2 2

Price: \$860,000

Method: Private Sale

Date: 27/08/2021

Property Type: House

Land Size: 1938 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.

Account - Barry Plant Emerald Sales



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