Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	108 Emerald-Monbulk Road, Emerald Vic 3782
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$830,000	&	\$885,000

Median sale price

Median price	\$707,500	Pro	perty Type	House		Suburb	Emerald
Period - From	01/01/2020	to	31/03/2020		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	237 Belgrave Gembrook Rd EMERALD 3782	\$880,000	28/05/2020
2	9 Caroline Cr EMERALD 3782	\$880,000	19/11/2019
3	1 Margaret Rd AVONSLEIGH 3782	\$875,000	28/12/2019

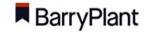
OR

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 18 months.

This Statement of Information was prepared on:	07/07/2020 16:55



Date of sale











Property Type: House Land Size: 8094 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$885,000 **Median House Price** March quarter 2020: \$707,500

Comparable Properties



237 Belgrave Gembrook Rd EMERALD 3782

(REI)

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Price: \$880,000 Method: Private Sale Date: 28/05/2020 Rooms: 5

Property Type: House

Land Size: 9307.78 sqm approx

Agent Comments

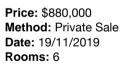
9 Caroline Cr EMERALD 3782 (REI/VG)











Property Type: House Land Size: 8903 sqm approx **Agent Comments**



1 Margaret Rd AVONSLEIGH 3782 (REI/VG)







Price: \$875,000 Method: Private Sale Date: 28/12/2019 Rooms: 7

Property Type: House Land Size: 4000 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522



