

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

6/11 Westlands Road, Emerald Vic 3782

Indicative selling price

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

Range between \$335,000

&

\$368,500

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

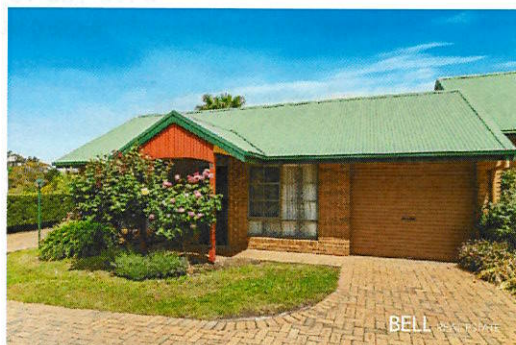
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15/11 Westlands Rd EMERALD 3782	\$520,000	15/11/2018
2	10/11 Westlands Rd EMERALD 3782	\$450,000	11/10/2018
3	10/11 Westlands Rd EMERALD 3782		10/01/2019

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type:

Agent Comments

Comparable Properties



15/11 Westlands Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 15/11/2018

Rooms: 4

Property Type: House

Land Size: 171 sqm approx



10/11 Westlands Rd EMERALD 3782 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 11/10/2018

Rooms: -

Property Type: Retirement Village Individual Flat/Unit



10/11 Westlands Rd EMERALD 3782 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 10/01/2019

Rooms: 3

Property Type: Unit

Land Size: 247 sqm approx