



 3  - 

Rooms:

Property Type: House

Land Size: 2186.92 sqm approx

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median House Price

June quarter 2017: \$755,000

Comparable Properties



17 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

 3  2  2

Price: \$515,000

Method: Private Sale

Date: 08/06/2017

Rooms: 6

Property Type: House

Land Size: 1113 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.

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

18 Poplar Crescent, Emerald Vic 3782

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$544,500

Median sale price

Median price \$755,000

House

X

Unit

Suburb Emerald

Period - From 01/04/2017

to

30/06/2017

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		
2		
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.