

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	40 Florence Avenue, Emerald Vic 3782
Including suburb or	, and the second
locality andpostcode	

Indicative selling price

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

Range between	\$510,000	&	\$560,000

Median sale price

Median price	\$695,500	Ηοι	ise X	Unit		Suburb or locality	Emerald
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

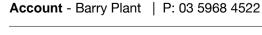
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2046 Wellington Rd CLEMATIS 3782	\$540,000	01/10/2018
2	14 Jacka Rd AVONSLEIGH 3782	\$531,029	19/10/2018
3	3 Macclesfield Rd EMERALD 3782	\$525,000	09/11/2018

OR

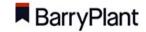
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.







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Rooms:

Property Type: House Land Size: 1134 sqm approx

Agent Comments

Indicative Selling Price \$510,000 - \$560,000 **Median House Price** December quarter 2018: \$695,500

Comparable Properties



2046 Wellington Rd CLEMATIS 3782 (REI)





Price: \$540,000 Method: Private Sale Date: 01/10/2018

Rooms: 5

Property Type: House Land Size: 985 sqm approx **Agent Comments**



14 Jacka Rd AVONSLEIGH 3782 (REI/VG)

=3





Price: \$531,029 Method: Private Sale Date: 19/10/2018

Rooms: 5

Property Type: House (Res) Land Size: 1059 sqm approx Agent Comments



3 Macclesfield Rd EMERALD 3782 (VG)



Price: \$525,000 Method: Sale Date: 09/11/2018

Rooms: -

Property Type: House (Res) Land Size: 1281 sqm approx **Agent Comments**

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