

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

36 Bellbird Crescent, Emerald Vic 3782

Indicative selling price

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

Range between \$455,000

&

\$500,500

Median sale price

Median price \$770,000

House

X

Unit

Suburb Emerald

Period - From 01/07/2018

to

30/09/2018

Source REIV

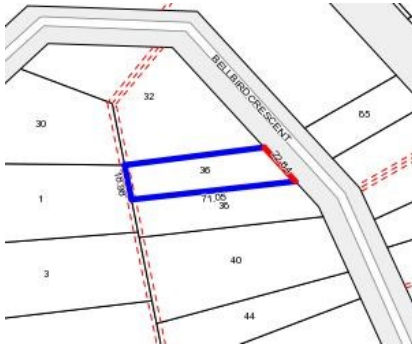
Comparable property sales (*Delete A or B below as applicable)

~~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.~~



2 0 0

Rooms:

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



23 Baker St COCKATOO 3781 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 19/11/2018

Rooms: 3

Property Type: House

Land Size: 2023.40 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.