

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	44 Old Beaconsfield Road, Emerald Vic 3782
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$730,000	Hou	ise X	Unit		Suburb or locality	Emerald
Period - From	01/10/2017	to	30/09/2018		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.

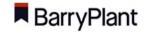
Add	dress of comparable property	Price	Date of sale
1	1 Chandler Av EMERALD 3782	\$1,400,000	29/01/2018
2	4 Edenmont Rd EMERALD 3782	\$1,300,000	29/01/2018
3	6 Ogilvy Rd CLEMATIS 3782	\$1,245,000	19/06/2018

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.











Rooms:

Property Type: House Land Size: 4913 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2018: \$730,000

Comparable Properties



1 Chandler Av EMERALD 3782 (REI/VG)

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Price: \$1,400,000 Method: Private Sale Date: 29/01/2018 Rooms: 9

Property Type: House Land Size: 4164 sqm approx

4 Edenmont Rd EMERALD 3782 (REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 29/01/2018 Rooms: 9

Property Type: House Land Size: 18320 sqm approx

6 Ogilvy Rd CLEMATIS 3782 (VG)





Price: \$1,245,000 Method: Sale Date: 19/06/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5728 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 5968 4522





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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