

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
Including suburb or
locality and postcode

44 Old Beaconsfield Road, Emerald Vic 3782

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$730,000

House

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.

	Address 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.



 4  2  5

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)

Agent Comments

 5  2  3

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)

Agent Comments

 8  3  2

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)

Agent Comments

 4  -  -

Price: \$1,245,000
Method: Sale
Date: 19/06/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 5728 sqm approx