

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

21 Heroes Avenue, Emerald Vic 3782

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$790,000

Property Type House

Suburb Emerald

Period - From 01/10/2020

to 31/12/2020

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	82 Emerald Monbulk Rd EMERALD 3782	\$725,000	24/12/2020
2	4 Woodlands Av EMERALD 3782	\$723,000	02/11/2020
3	24 Kings Rd EMERALD 3782	\$715,000	19/08/2020

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.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 975 sqm approx
Agent Comments

Indicative Selling Price
 \$660,000 - \$726,000
Median House Price
 December quarter 2020: \$790,000

Comparable Properties



82 Emerald Monbulk Rd EMERALD 3782 (REI) **Agent Comments**



Price: \$725,000
Method: Private Sale
Date: 24/12/2020
Property Type: House
Land Size: 1152 sqm approx



4 Woodlands Av EMERALD 3782 (REI/VG) **Agent Comments**



Price: \$723,000
Method: Private Sale
Date: 02/11/2020
Property Type: House
Land Size: 1015 sqm approx

24 Kings Rd EMERALD 3782 (REI/VG) **Agent Comments**



Price: \$715,000
Method: Private Sale
Date: 19/08/2020
Rooms: 5
Property Type: House
Land Size: 978 sqm approx