

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

26 Poplar Crescent, Emerald Vic 3782

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$645,000 Property Type House Suburb Emerald

Period - From 01/07/2019 to 30/09/2019 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 18 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	22 Memorial Av EMERALD 3782	\$790,000	19/07/2019
2	18 Sydney Av EMERALD 3782	\$770,000	29/04/2019
3	6 Lawsons Rd EMERALD 3782	\$760,000	25/05/2019

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 18 months.~~

This Statement of Information was prepared on:

13/11/2019 10:20



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Property Type: House (Previously Occupied - Detached)
Land Size: 1930 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
September quarter 2019: \$645,000

Comparable Properties



22 Memorial Av EMERALD 3782 (REI/VG)

Agent Comments

 4  2  2

Price: \$790,000
Method: Private Sale
Date: 19/07/2019
Rooms: 7
Property Type: House
Land Size: 1019 sqm approx



18 Sydney Av EMERALD 3782 (REI)

Agent Comments

 4  2  -

Price: \$770,000
Method: Private Sale
Date: 29/04/2019
Rooms: 7
Property Type: House
Land Size: 7193.40 sqm approx



6 Lawsons Rd EMERALD 3782 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000
Method: Private Sale
Date: 25/05/2019
Rooms: 7
Property Type: House
Land Size: 4175 sqm approx