

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

82 Emerald-Monbulk Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$680,000

&

\$748,000

Median sale price

Median price

\$750,500

Property Type

House

Suburb

Emerald

Period - From

01/07/2020

to

30/09/2020

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	4 Woodlands Av EMERALD 3782	\$723,000	02/11/2020
2	5 Macclesfield Rd EMERALD 3782	\$700,000	02/06/2020
3	20 Florence Av EMERALD 3782	\$690,000	19/10/2020

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:

09/12/2020 11:37



 3  1  0

Property Type: House
Land Size: 1152 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

September quarter 2020: \$750,500

Comparable Properties



4 Woodlands Av EMERALD 3782 (REI)

Agent Comments

 4  2  6

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



5 Macclesfield Rd EMERALD 3782 (REI/VG)

Agent Comments

 3  1  4

Price: \$700,000
Method: Private Sale
Date: 02/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 1460 sqm approx



20 Florence Av EMERALD 3782 (REI)

Agent Comments

 3  2  1

Price: \$690,000
Method: Private Sale
Date: 19/10/2020
Property Type: House
Land Size: 2612 sqm approx