

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

2 Upton Road, Emerald Vic 3782

Indicative selling price

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

Range between \$580,000

&

\$638,000

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	15 Victor Rd CLEMATIS 3782	\$635,000	02/12/2020
2			
3			

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:

23/02/2021 14:08

Riley Nicholas

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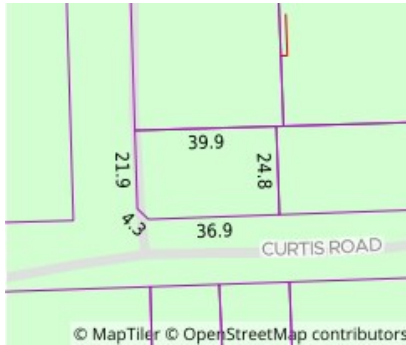
rnicholas@barryplant.com.au

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

December quarter 2020: \$790,000



 3  1  2

Property Type: House

Land Size: 988 sqm approx

Agent Comments

Comparable Properties



15 Victor Rd CLEMATIS 3782 (VG)

Agent Comments

 3  -  -

Price: \$635,000

Method: Sale

Date: 02/12/2020

Property Type: House (Res)

Land Size: 2070 sqm approx

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.