

96 Beaconsfield-Emerald Road, Emerald Vic 3782

BELL REAL ESTATE

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**Indicative Selling Price**  
\$1,150,000 - \$1,265,000

**Median House Price**  
December quarter 2017: \$708,250



4 2 6

**Rooms:**

**Property Type:** Misc

Improvements Rural (no dwelling)

**Land Size:** 28490 sqm approx

Agent Comments

## Comparable Properties

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.

## 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 96 Beaconsfield-Emerald Road, Emerald Vic 3782

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

## Median sale price

Median price \$708,250 House X Unit Suburb Emerald

Period - From 01/10/2017 to 31/12/2017 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		
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.