



Rooms:

Property Type: House

Land Size: 1000 sqm

Agent Comments

Comparable Properties



12 Bayview Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 02/09/2016

Rooms: 6

Property Type: House

Land Size: 1966 sqm



3 Messmate Ct EMERALD 3782 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 12/10/2016

Rooms: -

Property Type: House

Land Size: 7385 sqm



20 Ronald Rd EMERALD 3782 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 04/04/2017

Rooms: 6

Property Type: House

Land Size: 4030 sqm

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

22 Kings Road, Emerald Vic 3782

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$635,000 House X Suburb or locality Emerald

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
12 Bayview Rd EMERALD 3782	\$820,000	02/09/2016
3 Messmate Ct EMERALD 3782	\$785,000	12/10/2016
20 Ronald Rd EMERALD 3782	\$755,000	04/04/2017