

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

20 Legg 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 \$755,000

House

X

Unit

Suburb Emerald

Period - From 01/04/2017

to

30/06/2017

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	35 Kings Rd EMERALD 3782	\$655,000	29/07/2017
2	19 Emerald Lake Rd EMERALD 3782	\$610,000	08/06/2017
3	6 Church St EMERALD 3782	\$570,000	15/07/2017

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.~~



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Rooms:

Property Type: House

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



35 Kings Rd EMERALD 3782 (REI)

Agent Comments

🛏 2 🚿 1 🚗 -

Price: \$655,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



19 Emerald Lake Rd EMERALD 3782 (REI)

Agent Comments

🛏 3 🚿 2 🚗 3

Price: \$610,000

Method: Private Sale

Date: 08/06/2017

Rooms: 6

Property Type: House

Land Size: 1018 sqm approx



6 Church St EMERALD 3782 (REI)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$570,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 1116 sqm approx