

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

7 Berrys Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

Emerald

Period - From

01/04/2019

to

30/06/2019

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	54 Bellbird Cr EMERALD 3782	\$510,000	26/05/2019
2	1990 Wellington Rd CLEMATIS 3782	\$502,000	28/06/2019
3	1 Crichton Rd EMERALD 3782	\$495,000	09/02/2019

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.



Rooms:
Property Type: Land
Land Size: 975 sqm approx
 Agent Comments

Indicative Selling Price
 \$490,000 - \$530,000
Median House Price
 June quarter 2019: \$620,000

Comparable Properties

54 Bellbird Cr EMERALD 3782 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 26/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 872 sqm approx



1990 Wellington Rd CLEMATIS 3782 (REI)

Agent Comments



Price: \$502,000
Method: Private Sale
Date: 28/06/2019
Rooms: 4
Property Type: House
Land Size: 1045 sqm approx

1 Crichton Rd EMERALD 3782 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 09/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 1227 sqm approx