

#### 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	7 Berrys Road, Emerald Vic 3782
Including suburb and	
postcode	

### 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	Hou	use 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.

Add	dress 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

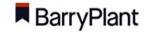
#### OR

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.





**Account** - Barry Plant | P: 03 5968 4522











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)







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)





Price: \$495,000 Method: Sale Date: 09/02/2019

Rooms: -

Property Type: House (Res) Land Size: 1227 sqm approx **Agent Comments** 

Agent Comments

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Generated: 24/07/2019 14:03