

# 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

14 William Street, 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 \$820,000 & \$880,000

### Median sale price

Median price \$820,000 Property Type House Suburb Emerald

Period - From 01/04/2021 to 30/06/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 18 Ambrose St EMERALD 3782     | \$890,000 | 06/07/2021   |
| 2 | 5 Ambrose St EMERALD 3782      | \$867,700 | 25/05/2021   |
| 3 | 2 Royal Pde EMERALD 3782       | \$836,000 | 16/04/2021   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/07/2021 14:57

14 William Street, Emerald Vic 3782



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2423 sqm approx

Agent Comments

**Indicative Selling Price**

\$820,000 - \$880,000

**Median House Price**

June quarter 2021: \$820,000

## Comparable Properties



**18 Ambrose St EMERALD 3782 (REI)**

Agent Comments

3 1 4

**Price:** \$890,000

**Method:** Private Sale

**Date:** 06/07/2021

**Property Type:** House

**Land Size:** 1325 sqm approx



**5 Ambrose St EMERALD 3782 (VG)**

Agent Comments

3 - -

**Price:** \$867,700

**Method:** Sale

**Date:** 25/05/2021

**Property Type:** House (Res)

**Land Size:** 881 sqm approx



**2 Royal Pde EMERALD 3782 (VG)**

Agent Comments

3 - -

**Price:** \$836,000

**Method:** Sale

**Date:** 16/04/2021

**Property Type:** House (Res)

**Land Size:** 2811 sqm approx

**Account** - Barry Plant Emerald Sales