#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address              | 60 Hepner Road, Emerald Vic 3782 |
|----------------------|----------------------------------|
| Including suburb and |                                  |
| postcode             |                                  |

### Indicative selling price

Property offered for sale

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

Range between \$1,475,000 & \$1,575,000

#### Median sale price

| Median price  | \$790,000  | Pro | perty Type | House |        | Suburb | Emerald |
|---------------|------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/10/2020 | to  | 31/12/2020 |       | 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.

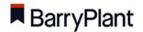
| Address of comparable property |                          | Price       | Date of sale |
|--------------------------------|--------------------------|-------------|--------------|
| 1                              | 21 Deery Rd EMERALD 3782 | \$1,530,000 | 01/02/2021   |
| 2                              |                          |             |              |
| 3                              |                          |             |              |

#### 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.

| This Statement of Information was prepared on: | 22/03/2021 11:47 |
|------------------------------------------------|------------------|











Property Type: 60 Hepner Road,

Emerald

Land Size: 20900 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,475,000 - \$1,575,000 Median House Price December quarter 2020: \$790,000

## Comparable Properties



21 Deery Rd EMERALD 3782 (REI)

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**6** 3

Price: \$1,530,000 Method: Private Sale Date: 01/02/2021 Property Type: House

Land Size: 11553 sqm approx

Agent Comments

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



