

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

60 Hepner Road, Emerald Vic 3782

Indicative selling price

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

Property 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

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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)

[Agent Comments](#)

 6  4  3

Price: \$1,530,000

Method: Private Sale

Date: 01/02/2021

Property Type: House

Land Size: 11553 sqm approx

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.