

## 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

28 Charman Avenue, 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 \$630,000 & \$690,000

#### Median sale price

Median price \$871,500 House ☒ Unit ☐ Suburb or locality Emerald

Period - From 01/04/2018 to 30/06/2018 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 eighteen 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 Emerald Lake Rd EMERALD 3782	\$685,000	23/07/2018
2	9 Poplar Cr EMERALD 3782	\$665,000	13/07/2018
3	5 Glenvista Av EMERALD 3782	\$653,000	26/04/2018

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 eighteen months.



 3  1  4

**Rooms:**  
**Property Type:** House  
**Land Size:** 3457 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$630,000 - \$690,000  
**Median House Price**  
 June quarter 2018: \$871,500

## Comparable Properties



**21 Emerald Lake Rd EMERALD 3782 (REI/VG)** **Agent Comments**

 3  2  -

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 23/07/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1078 sqm approx



**9 Poplar Cr EMERALD 3782 (REI)** **Agent Comments**

 3  2  4

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 13/07/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2114 sqm approx



**5 Glenvista Av EMERALD 3782 (REI/VG)** **Agent Comments**

 3  2  1

**Price:** \$653,000  
**Method:** Private Sale  
**Date:** 26/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2323 sqm approx