

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

19 Sunnyside Terrace, Emerald Vic 3782

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$871,500

House

X

Unit

Suburb

Emerald

Period - From

01/04/2018

to

30/06/2018

Source

REIV

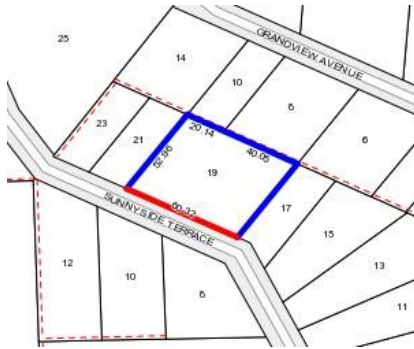
Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within 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	18 Lakeside Dr EMERALD 3782	\$820,000	27/02/2018
2	17 Meadowview La EMERALD 3782	\$802,000	07/02/2018
3	10 Elm Cr EMERALD 3782	\$780,000	23/02/2018

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.



 3  2  4

Rooms:
Property Type: House
Land Size: 3231 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 June quarter 2018: \$871,500

Comparable Properties



18 Lakeside Dr EMERALD 3782 (REI/VG)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 27/02/2018
Rooms: 6
Property Type: House
Land Size: 2064 sqm approx



17 Meadowview La EMERALD 3782 (REI/VG)

Agent Comments

 3  1  2

Price: \$802,000
Method: Private Sale
Date: 07/02/2018
Rooms: 5
Property Type: House
Land Size: 2632 sqm approx

10 Elm Cr EMERALD 3782 (VG)

Agent Comments

 4  -  -

Price: \$780,000
Method: Sale
Date: 23/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1969 sqm approx