

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

26 Charman Avenue, Emerald Vic 3782

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$750,500

Property Type House

Suburb Emerald

Period - From 01/07/2020

to

30/09/2020

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	11 Emerald Lake Rd EMERALD 3782	\$622,500	03/07/2020
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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 3776 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
September quarter 2020: \$750,500

Please note that land size is actually 2,128sqm, please ignore automated database figure above.

Comparable Properties



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



Price: \$622,500
Method: Private Sale
Date: 03/07/2020
Rooms: 5
Property Type: House
Land Size: 997 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.