## 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	25 Ghaman Avenue, Emerala vio 6762						
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 \$750,5	00 F	Property Type Hous	se	Subu	rb Emerald		
Period - From 01/07/	2020 to	30/09/2020	Sourc	e 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 sixmonths 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							

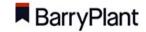
OR

3

**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:	19/11/2020 17:22









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)

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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.

**Account** - Barry Plant | P: 03 5968 4522





**Agent Comments**