

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

298 Belgrave-gembrook Road, Clematis Vic 3782

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	1 Naylor Rd EMERALD 3782	\$771,000	21/07/2020
2			
3			

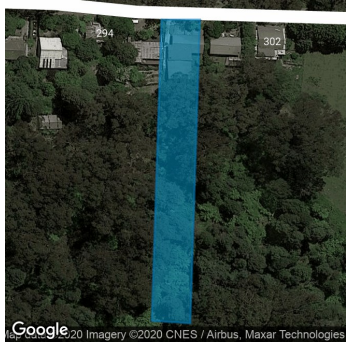
OR

~~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:

23/11/2020 14:15

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 5  2  2

Property Type: House
Land Size: 2463 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$720,000 - \$790,000
No median price available

Comparable Properties



1 Naylors Rd EMERALD 3782 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$771,000
Method: Sale by Tender
Date: 21/07/2020
Rooms: 5
Property Type: House
Land Size: 2770 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.