



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2056 sqm
Agent Comments

Comparable Properties



51 Macclesfield Rd EMERALD 3782 (REI)

Agent Comments



Price: \$551,600
Method: Private Sale
Date: 25/05/2017
Rooms: 6
Property Type: House
Land Size: 1035 sqm



15 Emerald Lake Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 04/01/2017
Rooms: 6
Property Type: House
Land Size: 1036 sqm



9 Second Av COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 17/02/2017
Rooms: 5
Property Type: House
Land Size: 2049 sqm

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

5 Jacka Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price

House

X

Suburb

Avonsleigh

Period - From

to

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
51 Macclesfield Rd EMERALD 3782	\$551,600	25/05/2017
15 Emerald Lake Rd EMERALD 3782	\$545,000	04/01/2017
9 Second Av COCKATOO 3781	\$480,000	17/02/2017