

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7 Telopea Road, Emerald Vic 3782

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$645,000 Property Type House Suburb Emerald

Period - From 01/07/2019 to 30/09/2019 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	17 Margaret Rd AVONSLEIGH 3782	\$710,000	06/08/2019
2	12 Berrys Rd EMERALD 3782	\$705,000	25/05/2019
3	9 Elm Cr EMERALD 3782	\$700,000	30/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/11/2019 09:50



Property Type: Land
Land Size: 1204 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 September quarter 2019: \$645,000

Comparable Properties



17 Margaret Rd AVONSLEIGH 3782 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 06/08/2019
Rooms: 7
Property Type: House
Land Size: 1937 sqm approx



12 Berrys Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 25/05/2019
Rooms: 7
Property Type: House
Land Size: 1673 sqm approx



9 Elm Cr EMERALD 3782 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 30/09/2019
Rooms: 7
Property Type: House
Land Size: 2011 sqm approx