

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

6 Berrys Road, Emerald Vic 3782

Indicative selling price

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

Range between \$595,000 & \$654,000

Median sale price

Median price \$680,000 Property Type House Suburb Emerald

Period - From 15/01/2019 to 14/01/2020 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	13 Legg Rd EMERALD 3782	\$650,000	03/01/2020
2	14 Macclesfield Rd AVONSLEIGH 3782	\$628,000	12/12/2019
3	23 Charman Av EMERALD 3782	\$600,000	15/05/2019

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:

15/01/2020 13:24



Property Type: House (Res)

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



13 Legg Rd EMERALD 3782 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 03/01/2020

Rooms: 6

Property Type: House

Land Size: 650 sqm approx



14 Macclesfield Rd AVONSLEIGH 3782 (REI)

Agent Comments



Price: \$628,000

Method: Private Sale

Date: 12/12/2019

Rooms: 5

Property Type: House

Land Size: 905 sqm approx



23 Charman Av EMERALD 3782 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 15/05/2019

Rooms: 5

Property Type: House

Land Size: 2062 sqm approx