Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	16-18 Edenmont Road, Emerald Vic 3782
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$880,000	&	\$960,000
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Median sale price

Median price \$750,500	Pro	perty Type H	louse		Suburb	Emerald
Period - From 01/07/2020	to [30/09/2020	So	ource	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

1	32 Sydney Av EMERALD 3782	\$980,000	03/06/2020
2	237 Belgrave Gembrook Rd EMERALD 3782	\$880,000	28/05/2020
3	9 Caroline Cr EMERALD 3782	\$880,000	19/11/2019

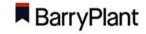
OR

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:	02/12/2020 12:38



Date of sale







Indicative Selling Price \$880,000 - \$960,000 **Median House Price** September quarter 2020: \$750,500

Comparable Properties



32 Sydney Av EMERALD 3782 (REI/VG)

- 5



Agent Comments

Price: \$980,000 Method: Private Sale Date: 03/06/2020

Rooms: 8

Property Type: House

Land Size: 8317 sqm approx

237 Belgrave Gembrook Rd EMERALD 3782 (REI/VG)







Price: \$880.000 Method: Private Sale Date: 28/05/2020 Rooms: 5

Property Type: House

Land Size: 9307.78 sqm approx

Agent Comments



9 Caroline Cr EMERALD 3782 (REI/VG)





Price: \$880,000 Method: Private Sale Date: 19/11/2019 Rooms: 6

Property Type: House Land Size: 8903 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522



