

# 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

3 Wright Road, Avonsleigh Vic 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$726,000

### Median sale price

Median price \$632,000

Property Type House

Suburb Avonsleigh

Period - From 01/01/2020

to 31/12/2020

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	82 Emerald Monbulk Rd EMERALD 3782	\$725,000	24/12/2020
2	4 Woodlands Av EMERALD 3782	\$723,000	02/11/2020
3	7 Wright Rd AVONSLEIGH 3782	\$696,000	18/01/2021

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:

18/02/2021 12:35



 4  2  3

**Property Type:** House  
**Land Size:** 1020 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$726,000  
**Median House Price**  
Year ending December 2020: \$632,000

## Comparable Properties



**82 Emerald Monbulk Rd EMERALD 3782 (REI)** **Agent Comments**

 3  2  5

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** House  
**Land Size:** 1152 sqm approx



**4 Woodlands Av EMERALD 3782 (REI/VG)** **Agent Comments**

 4  2  6

**Price:** \$723,000  
**Method:** Private Sale  
**Date:** 02/11/2020  
**Property Type:** House  
**Land Size:** 1015 sqm approx



**7 Wright Rd AVONSLEIGH 3782 (REI)** **Agent Comments**

 3  2  2

**Price:** \$696,000  
**Method:** Private Sale  
**Date:** 18/01/2021  
**Property Type:** House  
**Land Size:** 1022 sqm approx