

## 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 21 Emerald Lake Road, Emerald 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 \$680,000 & \$710,000

#### Median sale price

Median price \$710,000 House X Unit Suburb Emerald

Period - From 01/04/2017 to 31/03/2018 Source REIV

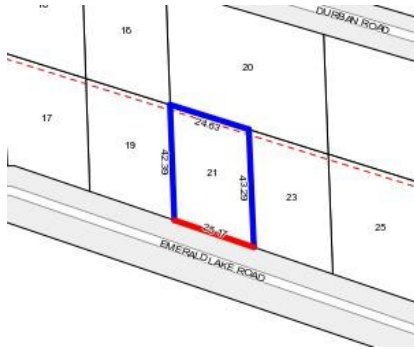
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	19 William St EMERALD 3782	\$730,000	21/03/2018
2	13 Berrys Rd EMERALD 3782	\$675,000	13/04/2018
3	29 Lawsons Rd EMERALD 3782	\$665,000	27/02/2018

OR

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



 3  1  0

**Rooms:**  
**Property Type:** House  
**Land Size:** 960 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$680,000 - \$710,000  
**Median House Price**  
 Year ending March 2018: \$710,000

## Comparable Properties



**19 William St EMERALD 3782 (REI)**

**Agent Comments**

 3  2  4

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 21/03/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1330 sqm approx



**13 Berrys Rd EMERALD 3782 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 973 sqm approx



**29 Lawsons Rd EMERALD 3782 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1648 sqm approx