

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

50 Bellbird Crescent, Emerald Vic 3782

Indicative selling price

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

Range between \$760,000

&

\$836,000

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

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

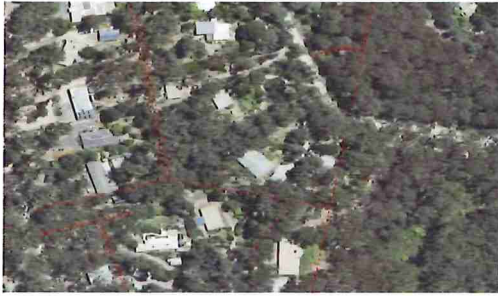
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Lakeside Dr EMERALD 3782	\$820,000	27/02/2018
2	35 Majestic Dr EMERALD 3782	\$775,000	14/05/2018
3	1 Elizabeth Ct EMERALD 3782	\$775,000	15/12/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: House
Land Size: 3000 sqm approx
Agent Comments

Comparable Properties



18 Lakeside Dr EMERALD 3782 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 27/02/2018
Rooms: 6
Property Type: House
Land Size: 2064 sqm approx



35 Majestic Dr EMERALD 3782 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 14/05/2018
Rooms: 6
Property Type: House
Land Size: 2023 sqm approx



1 Elizabeth Ct EMERALD 3782 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 15/12/2017
Rooms: 6
Property Type: House
Land Size: 2000 sqm approx