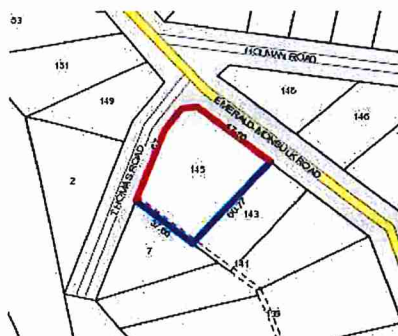


145 Emerald-monbulk Road, Emerald Vic 3782

BELL REAL ESTATE

Aaron Day
(03) 5968 6222
0407 365 994
aaron@bellrealestate.com.au

Indicative Selling Price
\$770,000 - \$835,000
Median House Price
March quarter 2017: \$635,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2877 sqm
Agent Comments

Comparable Properties



38 Stewart Rd EMERALD 3782 (REI)

Agent Comments

4 2 2

Price: \$810,000
Method: Private Sale
Date: 02/05/2017
Rooms: 6
Property Type: House
Land Size: 6518 sqm



145 Rankins Rd MONBULK 3793 (REI/VG)

Agent Comments

4 2 6

Price: \$760,000
Method: Private Sale
Date: 06/01/2017
Rooms: 6
Property Type: House
Land Size: 46538 sqm

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.

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

145 Emerald-monbulk Road, Emerald Vic 3782

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$770,000

&

\$835,000

Median sale price

Median price \$635,000

House

X

Suburb

Emerald

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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.