

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

8 Wright Road, Emerald Vic 3782

Indicative selling price

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

Range between \$450,000

&

\$495,000

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

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9 Second Av COCKATOO 3781	\$480,000	17/02/2017
27 Wright Rd AVONSLEIGH 3782	\$473,000	21/12/2016
473 Belgrave Gembrook Rd AVONSLEIGH 3782	\$460,000	02/02/2017