

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

40 Lawsons Road, Emerald Vic 3782

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$755,000

House

X

Unit

Suburb

Emerald

Period - From

01/04/2017

to

30/06/2017

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	5 Jacka Rd AVONSLEIGH 3782	\$572,000	01/07/2017
2	2 Macclesfield Rd AVONSLEIGH 3782	\$562,100	11/10/2017
3	18 Poplar Cr EMERALD 3782	\$542,000	25/08/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3717 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median House Price

June quarter 2017: \$755,000

Comparable Properties



5 Jacka Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



Price: \$572,000

Method: Private Sale

Date: 01/07/2017

Rooms: 6

Property Type: House

Land Size: 2056 sqm approx



2 Macclesfield Rd AVONSLEIGH 3782 (REI)

Agent Comments



Price: \$562,100

Method: Sold Before Auction

Date: 11/10/2017

Rooms: -

Property Type: House (Res)



18 Poplar Cr EMERALD 3782 (REI)

Agent Comments



Price: \$542,000

Method: Private Sale

Date: 25/08/2017

Rooms: 5

Property Type: House

Land Size: 2186 sqm approx