

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Kilvington Drive, 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 \$760,000 & \$820,000

### Median sale price

Median price \$752,500 Property Type House Suburb Emerald

Period - From 01/10/2019 to 31/12/2019 Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	274 Belgrave gembrook Rd CLEMATIS 3782	\$820,000	16/07/2019
2	20 Wong Hee Rd EMERALD 3782	\$800,000	22/10/2019
3	26 Poplar Cr EMERALD 3782	\$760,000	27/11/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/03/2020 14:26



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 4047 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$760,000 - \$820,000  
**Median House Price**  
 December quarter 2019: \$752,500

## Comparable Properties



**274 Belgrave gembrook Rd CLEMATIS 3782 (REI/VG)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 16/07/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 3000 sqm approx



**20 Wong Hee Rd EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 22/10/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2195 sqm approx



**26 Poplar Cr EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 27/11/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1857 sqm approx