

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

18 Anne Street, Emerald Vic 3782

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$708,250

House

X

Unit

Suburb or locality Emerald

Period - From 01/10/2017

to

31/12/2017

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 eighteen 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	1 Jacksons Hill Rd MENZIES CREEK 3159	\$735,000	09/11/2017
2	4 Emerald Lake Rd EMERALD 3782	\$724,000	25/11/2017
3	1994 Wellington Rd CLEMATIS 3782	\$685,000	20/12/2017

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 eighteen months.