

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

4 Fairway Road, Emerald Vic 3782

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb

Emerald

Period - From 01/10/2016

to

30/09/2017

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 2 Vista Dr EMERALD 3782	\$612,000	20/10/2017
2 18 Auhl Rd EMERALD 3782	\$590,000	17/07/2017
3 2 Macclesfield Rd AVONSLEIGH 3782	\$562,100	11/10/2017

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:

Agent Comments

Comparable Properties



2 Vista Dr EMERALD 3782 (REI)

Agent Comments

3 1 2

Price: \$612,000

Method: Private Sale

Date: 20/10/2017

Rooms: 4

Property Type: House

Land Size: 2000 sqm approx



18 Auhl Rd EMERALD 3782 (REI)

Agent Comments

3 2 4

Price: \$590,000

Method: Private Sale

Date: 17/07/2017

Rooms: 6

Property Type: House

Land Size: 1510 sqm approx



2 Macclesfield Rd AVONSLEIGH 3782 (REI)

Agent Comments

3 1 7

Price: \$562,100

Method: Sold Before Auction

Date: 11/10/2017

Rooms: -

Property Type: House (Res)