

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 | 16 Bellbird Crescent, Emerald Vic 3782 |
|----------------------|--|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

| Range between \$750,000 | & | \$825,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$685,000 | Hou | ise X | Unit | | Suburb or locality | Emerald |
|---------------|------------|-----|------------|------|--------|--------------------|---------|
| Period - From | 01/07/2018 | to | 30/06/2019 | | 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 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 1 274 Belgrave Gembrook Rd CLEMATIS 3782 \$820,000 16/07/2019 2 71 Kilvington Dr EMERALD 3782 \$790,000 11/06/2019 3 22 Memorial Av EMERALD 3782 \$790,000 19/07/2019

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 eighteen months.

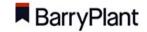


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Rooms:

Property Type: House (Res) Land Size: 2295 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median House Price** Year ending June 2019: \$685,000

Comparable Properties



274 Belgrave Gembrook Rd CLEMATIS 3782

(REI)



Price: \$820,000 Method: Private Sale Date: 16/07/2019

Rooms: 7

Property Type: House Land Size: 3000 sqm approx **Agent Comments**



71 Kilvington Dr EMERALD 3782 (REI/VG)





Price: \$790.000 Method: Private Sale Date: 11/06/2019

Rooms: 6

Property Type: House Land Size: 1827 sqm approx **Agent Comments**



22 Memorial Av EMERALD 3782 (REI)





Price: \$790,000 Method: Private Sale Date: 19/07/2019

Rooms: 7

Property Type: House Land Size: 1019 sqm approx **Agent Comments**

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