

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

16 Bellbird Crescent, Emerald Vic 3782

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

House

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.



 2
  -
 

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)

Agent Comments

 4
  2
  2

Price: \$820,000**Method:** Private Sale**Date:** 16/07/2019**Rooms:** 7**Property Type:** House**Land Size:** 3000 sqm approx
71 Kilvington Dr EMERALD 3782 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$790,000**Method:** Private Sale**Date:** 11/06/2019**Rooms:** 6**Property Type:** House**Land Size:** 1827 sqm approx
22 Memorial Av EMERALD 3782 (REI)

Agent Comments

 4
  2
  2

Price: \$790,000**Method:** Private Sale**Date:** 19/07/2019**Rooms:** 7**Property Type:** House**Land Size:** 1019 sqm approx