

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

8 Victor Road, Clematis Vic 3782

Indicative selling price

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

Range between \$570,000

&

\$627,000

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

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	20 Legg Rd EMERALD 3782	\$620,000	30/08/2017
2	4 Steel Rd EMERALD 3782	\$595,000	20/10/2017
3	6 Church St EMERALD 3782	\$570,000	15/07/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 1

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Grant Day
03 5968 6222
0417 565 745
grantd@bellrealestate.com.au

Indicative Selling Price
\$570,000 - \$627,000
No median price available

Comparable Properties



20 Legg Rd EMERALD 3782 (REI/VG)

Agent Comments

3 2 -

Price: \$620,000
Method: Private Sale
Date: 30/08/2017
Rooms: 5
Property Type: House
Land Size: 832 sqm approx



4 Steel Rd EMERALD 3782 (REI)

Agent Comments

4 1 4

Price: \$595,000
Method: Private Sale
Date: 20/10/2017
Rooms: 5
Property Type: House
Land Size: 1696 sqm approx



6 Church St EMERALD 3782 (REI/VG)

Agent Comments

3 1 2

Price: \$570,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1116 sqm approx