

Stephen Richards 03 5968 6222 0400 100 155 stephenr@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Gettion 47Ai of the Estate Agents Act 1300			
Property offered for sale				
Address 3 Kings Road Including suburb and postcode	d, Emerald Vic 3782			
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$680,000	& \$748,000			
Median sale price				
Median price \$755,000 Hou	sse X Unit	Suburb	nerald	
Period - From 01/04/2017 to	30/06/2017 Source REI	V		
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 7 Legg Rd EMERALD 3782		\$710,000	15/08/2017	
2 35 Kings Rd EMERALD 3782		\$655,000	29/07/2017	
3 19 Emerald Lake Rd EMERALD 3782		\$610,000	08/06/2017	
OR		11		

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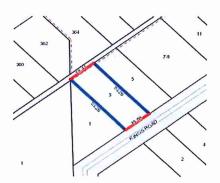
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

3 Kings Road, Emerald Vic 3782





Rooms: Property Type: House

Land Size: 1038 sqm approx

Agent Comments

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> **Indicative Selling Price** \$680,000 - \$748,000 Median House Price June quarter 2017: \$755,000

Comparable Properties



7 Legg Rd EMERALD 3782 (REI)

Price: \$710,000 Method: Private Sale Date: 15/08/2017 Rooms: 7

Property Type: House Land Size: 1200 sqm approx **Agent Comments**



35 Kings Rd EMERALD 3782 (REI)

2





Price: \$655,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: House (Res) Land Size: 1000 sqm approx **Agent Comments**



19 Emerald Lake Rd EMERALD 3782 (REI/VG) Agent Comments

3 3

Price: \$610,000 Method: Private Sale

Date: 08/06/2017 Rooms: 6

Property Type: House Land Size: 1018 sqm approx

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