

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

454 Belgrave-Gembrook Road, Emerald Vic 3782

Indicative selling price

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

Range between \$510,000

&

\$560,000

Median sale price

Median price \$730,000

House

X

Unit

Suburb or locality Emerald

Period - From 01/10/2017

to

30/09/2018

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	28 Dunstan Rd AVONSLEIGH 3782	\$540,000	14/04/2018
2	14 Jacka Rd AVONSLEIGH 3782	\$531,029	19/10/2018
3	65 Belgrave Gembrook Rd COCKATOO 3781	\$525,000	01/10/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median House Price
Year ending September 2018: \$730,000

Comparable Properties



28 Dunstan Rd AVONSLEIGH 3782 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1147 sqm approx



14 Jacka Rd AVONSLEIGH 3782 (REI)

Agent Comments



Price: \$531,029
Method: Private Sale
Date: 19/10/2018
Rooms: 5
Property Type: House
Land Size: 1059 sqm approx



65 Belgrave Gembrook Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 01/10/2018
Rooms: 5
Property Type: House
Land Size: 1001 sqm approx