



3 2 4

Rooms:

Property Type: House

Land Size: 3568 sqm approx

Agent Comments

Indicative Selling Price

\$685,000 - \$753,500

Median House Price

Year ending September 2018: \$730,000

## Comparable Properties



30 Florence Av EMERALD 3782 (REI)

Agent Comments

4 2 2

Price: \$750,000

Method: Private Sale

Date: 30/11/2018

Rooms: 7

Property Type: House

Land Size: 1963 sqm approx



26 Lawsons Rd EMERALD 3782 (REI/VG)

Agent Comments

3 2 4

Price: \$721,000

Method: Private Sale

Date: 08/10/2018

Rooms: 6

Property Type: House

Land Size: 2890 sqm approx



9 Poplar Cr EMERALD 3782 (REI/VG)

Agent Comments

3 2 4

Price: \$665,000

Method: Private Sale

Date: 13/07/2018

Rooms: 5

Property Type: House

Land Size: 2114 sqm approx

## 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

72 Emerald-Monbulk Road, Emerald Vic 3782

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$685,000

&amp;

\$753,500

## Median sale price

Median price \$730,000

House

X

Unit

Suburb 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 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	30 Florence Av EMERALD 3782	\$750,000	30/11/2018
2	26 Lawsons Rd EMERALD 3782	\$721,000	08/10/2018
3	9 Poplar Cr EMERALD 3782	\$665,000	13/07/2018

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.