

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

274 Belgrave-gembrook Road, Clematis Vic 3782

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price*

Median price

House

Unit

Suburb or locality

Clematis

Period - From

to

Source

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	25 Meadowview La EMERALD 3782	\$820,000	18/12/2018
2	71 Kilvington Dr EMERALD 3782	\$790,000	11/06/2019
3	6 Lawsons Rd EMERALD 3782	\$760,000	25/05/2019

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.

* 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.



Rooms:
Property Type: Cattle/Beef (Rur)
Land Size: 1008 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
No median price available

Comparable Properties



25 Meadowview La EMERALD 3782 (REI/VG) Agent Comments



Price: \$820,000
Method: Private Sale
Date: 18/12/2018
Rooms: 7
Property Type: House
Land Size: 2769 sqm approx



71 Kilvington Dr EMERALD 3782 (REI) Agent Comments



Price: \$790,000
Method: Private Sale
Date: 11/06/2019
Rooms: 6
Property Type: House
Land Size: 1827 sqm approx



6 Lawsons Rd EMERALD 3782 (REI) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 25/05/2019
Rooms: 7
Property Type: House
Land Size: 4175 sqm approx