Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	26 Steel Road, Emerald Vic 3782
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$710,000	Pro	perty Type H	louse		Suburb	Emerald
Period - From	01/04/2020	to	30/06/2020	9	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

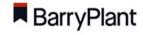
Ad	dress of comparable property	Price	Date of sale
1	16 Nobelius St EMERALD 3782	\$833,000	23/01/2020
2	20 Ronald Rd EMERALD 3782	\$820,000	20/08/2020
3	48 Kilvington Dr EMERALD 3782	\$780,000	19/05/2020

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 18 months.

This Statement of Information was prepared on:	01/10/2020 15:21









Property Type: House **Land Size:** 2037 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$850,000 Median House Price June quarter 2020: \$710,000

Comparable Properties



16 Nobelius St EMERALD 3782 (VG)

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Price: \$833,000 Method: Sale Date: 23/01/2020

Property Type: House (Res) **Land Size:** 3114 sqm approx

Agent Comments



20 Ronald Rd EMERALD 3782 (REI)

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Price: \$820,000 Method: Private Sale





Agent Comments

Date: 20/08/2020 Rooms: 6 Property Type: House

Land Size: 4030 sqm approx

48 Kilvington Dr EMERALD 3782 (REI/VG)

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Price: \$780,000 Method: Private Sale Date: 19/05/2020

Rooms: 7

Property Type: House Land Size: 4046 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



