

# 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

26 Steel 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 \$780,000 & \$850,000

### Median sale price

Median price \$710,000 Property Type House Suburb Emerald

Period - From 01/04/2020 to 30/06/2020 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.

|   | Address 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)**

**Agent Comments**



**Price:** \$833,000  
**Method:** Sale  
**Date:** 23/01/2020  
**Property Type:** House (Res)  
**Land Size:** 3114 sqm approx



**20 Ronald Rd EMERALD 3782 (REI)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 20/08/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4030 sqm approx



**48 Kilvington Dr EMERALD 3782 (REI/VG)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 19/05/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4046 sqm approx