

#### 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	18 Lakeside Drive, Emerald Vic 3782
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$810,000	&	\$840,000

#### Median sale price

Median price	\$708,250	Hou	se X	Unit		Suburb or locality	Emerald
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

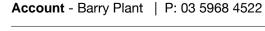
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	21 Emerald Monbulk Rd EMERALD 3782	\$838,000	13/11/2017
2	24 Fern Glade Dr EMERALD 3782	\$825,000	05/08/2017
3	16 Caroline Cr EMERALD 3782	\$815,000	06/10/2017

#### OR

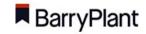
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.







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Rooms:

Property Type: House Land Size: 2000 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$810,000 - \$840,000 **Median House Price** December quarter 2017: \$708,250

## Comparable Properties



21 Emerald Monbulk Rd EMERALD 3782 (REI) Agent Comments

Price: \$838,000 Method: Private Sale Date: 13/11/2017 Rooms: 6

Property Type: House Land Size: 2230 sqm approx



24 Fern Glade Dr EMERALD 3782 (REI/VG)



Price: \$825,000 Method: Private Sale Date: 05/08/2017 Rooms: 6

Property Type: House Land Size: 2723 sqm approx Agent Comments







Price: \$815,000 Method: Private Sale Date: 06/10/2017 Rooms: 4

Property Type: House Land Size: 4102 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 5968 4522





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