

## 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

18 Lakeside Drive, 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 \$810,000

&

\$840,000

#### Median sale price

Median price \$708,250

House

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.

	Address 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**

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**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)**   **Agent Comments**

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**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 05/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2723 sqm approx



**16 Caroline Cr EMERALD 3782 (REI/VG)**   **Agent Comments**

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**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 06/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 4102 sqm approx