

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

21 Poplar Crescent, Emerald Vic 3782

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$710,750

House

X

Unit

Suburb or locality Emerald

Period - From 01/07/2017

to

30/06/2018

Source REIV

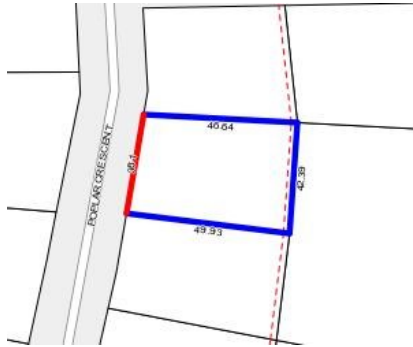
Comparable property sales (*Delete A or B below as applicable)

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	10 Sunnyside Tce EMERALD 3782	\$665,000	14/03/2018
2	9 Poplar Cr EMERALD 3782	\$665,000	13/07/2018
3	5 Mountain Av EMERALD 3782	\$632,500	29/03/2018

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.



Rooms:
Property Type: Land
Land Size: 1951 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$682,000
Median House Price
 Year ending June 2018: \$710,750

Comparable Properties



10 Sunnyside Tce EMERALD 3782 (REI/VG)

Agent Comments

 4  2  3

Price: \$665,000
Method: Private Sale
Date: 14/03/2018
Rooms: 6
Property Type: House
Land Size: 2175 sqm approx



9 Poplar Cr EMERALD 3782 (REI)

Agent Comments

 3  2  4

Price: \$665,000
Method: Private Sale
Date: 13/07/2018
Rooms: 5
Property Type: House
Land Size: 2114 sqm approx



5 Mountain Av EMERALD 3782 (REI/VG)

Agent Comments

 3  2  5

Price: \$632,500
Method: Private Sale
Date: 29/03/2018
Rooms: 6
Property Type: House
Land Size: 2670 sqm approx