

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	8 Princess Avenue, Emerald Vic 3782
Including suburb or	, and the second
locality andpostcode	

Indicative selling price

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

Range between \$660,000	&	\$720,000
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Median sale price

Median price	\$695,500	Hou	ise X	Unit		Suburb or locality	Emerald
Period - From	01/10/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	72 Emerald Monbulk Rd EMERALD 3782	\$710,000	16/01/2019
2	18 Ambrose St EMERALD 3782	\$684,000	08/02/2019
3	4 Leighton Av EMERALD 3782	\$667,000	30/10/2018

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.

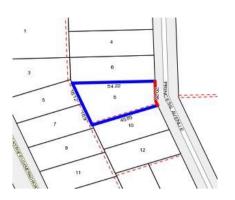






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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 2000 sqm approx

Agent Comments

Indicative Selling Price \$660,000 - \$720,000 **Median House Price** December quarter 2018: \$695,500

Comparable Properties



72 Emerald Monbulk Rd EMERALD 3782

(REI/VG) **-**3



Price: \$710,000 Method: Private Sale Date: 16/01/2019

Rooms: -

Property Type: House

Land Size: 3568.10 sqm approx

Agent Comments



18 Ambrose St EMERALD 3782 (REI)





Price: \$684.000 Method: Private Sale Date: 08/02/2019 Rooms: 5

Property Type: House Land Size: 1325 sqm approx **Agent Comments**

4 Leighton Av EMERALD 3782 (VG)

=3





Price: \$667,000 Method: Sale Date: 30/10/2018 Rooms: -

Property Type: House (Res) Land Size: 1034 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522





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