

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

8 Princess Avenue, Emerald Vic 3782

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$695,500

House

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.

	Address 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.



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)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 16/01/2019

Rooms: -

Property Type: House

Land Size: 3568.10 sqm approx



18 Ambrose St EMERALD 3782 (REI)

Agent Comments



Price: \$684,000

Method: Private Sale

Date: 08/02/2019

Rooms: 5

Property Type: House

Land Size: 1325 sqm approx

4 Leighton Av EMERALD 3782 (VG)

Agent Comments



Price: \$667,000

Method: Sale

Date: 30/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 1034 sqm approx