

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

3 Durban Road, Emerald Vic 3782

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb or locality Emerald

Period - From 01/10/2016

to

30/09/2017

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	35 Kings Rd EMERALD 3782	\$655,000	29/07/2017
2	1 Anne St EMERALD 3782	\$620,000	02/10/2017
3	20 Legg Rd EMERALD 3782	\$620,000	30/08/2017

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 1011.11 sqm approx
 Agent Comments

Indicative Selling Price
 \$620,000 - \$650,000
Median House Price
 Year ending September 2017: \$645,000

Comparable Properties



35 Kings Rd EMERALD 3782 (REI)

Agent Comments

 2  1  -

Price: \$655,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx



1 Anne St EMERALD 3782 (REI/VG)

Agent Comments

 3  1  2

Price: \$620,000
Method: Private Sale
Date: 02/10/2017
Rooms: 4
Property Type: House
Land Size: 1056 sqm approx



20 Legg Rd EMERALD 3782 (REI)

Agent Comments

 3  2  -

Price: \$620,000
Method: Private Sale
Date: 30/08/2017
Rooms: 5
Property Type: House
Land Size: 832 sqm approx