

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

14 Caroline Crescent, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$790,000

Property Type

House

Suburb

Emerald

Period - From

01/10/2020

to

31/12/2020

Source

REIV

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

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Edenmont Rd EMERALD 3782	\$770,000	27/10/2020
2	411 Belgrave Gembrook Rd EMERALD 3782	\$770,000	29/01/2021
3	4 Woodlands Av EMERALD 3782	\$723,000	02/11/2020

**OR**

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/04/2021 14:59

14 Caroline Crescent, Emerald Vic 3782



 3  1  1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2298 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
December quarter 2020: \$790,000

## Comparable Properties



**23 Edenmont Rd EMERALD 3782 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 27/10/2020  
**Property Type:** House  
**Land Size:** 2174 sqm approx



**411 Belgrave Gembrook Rd EMERALD 3782 (REI)**

**Agent Comments**

 3  2  4

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 29/01/2021  
**Property Type:** House  
**Land Size:** 4268 sqm approx



**4 Woodlands Av EMERALD 3782 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$723,000  
**Method:** Private Sale  
**Date:** 02/11/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1015 sqm approx

**Account** - Barry Plant Emerald Sales