

## 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

2 Auhl Road, 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 \$890,000 & \$979,000

#### Median sale price

Median price \$635,000

House X

Suburb Emerald

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Butterfield Rd EMERALD 3782	\$950,000	16/11/2016
24 Avon Rd AVONSLEIGH 3782	\$905,000	01/03/2017
7 Old Beaconsfield Rd EMERALD 3782	\$850,000	06/03/2017