

## 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

9 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 \$830,000

&

\$913,000

#### Median sale price

Median price \$685,000

House

X

Unit

Suburb or locality Emerald

Period - From 01/07/2018

to

30/06/2019

Source REIV

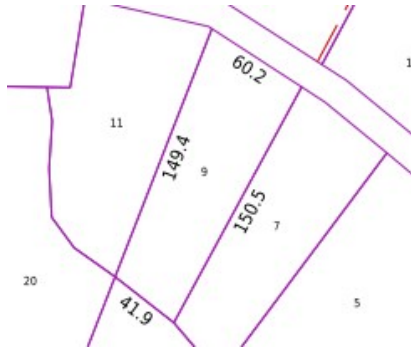
#### Comparable property sales (\*Delete A or B below as applicable)

**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	23 Clematis Park Rd EMERALD 3782	\$907,500	18/06/2019
2	5 Majestic Dr EMERALD 3782	\$900,000	05/11/2018
3	2 Oak Av EMERALD 3782	\$845,000	18/01/2019

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:**  
 Agent Comments

**Indicative Selling Price**  
 \$830,000 - \$913,000  
**Median House Price**  
 Year ending June 2019: \$685,000

## Comparable Properties



**23 Clematis Park Rd EMERALD 3782 (VG)**

Agent Comments

 5  -  -

**Price:** \$907,500  
**Method:** Sale  
**Date:** 18/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1183 sqm approx

**5 Majestic Dr EMERALD 3782 (VG)**

Agent Comments

 3  -  -

**Price:** \$900,000  
**Method:** Sale  
**Date:** 05/11/2018  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4220 sqm approx



**2 Oak Av EMERALD 3782 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 18/01/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4052 sqm approx