

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	17 Margaret Road, Avonsleigh Vic 3782
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$680,	000 &	\$720,000	
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Median sale price

Median price	\$635,000	Hou	ise X	Unit		Suburb or locality	Avonsleigh
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

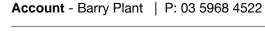
Comparable property sales (*Delete A or B below as applicable)

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 18 Ambrose St EMERALD 3782 \$684,000 08/02/2019 2 39 Boundary Rd.E EMERALD 3782 \$660,000 22/03/2019 3 6 Station Av EMERALD 3782 \$655,000 25/03/2019

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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$680,000 - \$720,000 **Median House Price** Year ending March 2019: \$635,000

Comparable Properties



18 Ambrose St EMERALD 3782 (REI/VG)

-3





Price: \$684,000 Method: Private Sale Date: 08/02/2019 Rooms: 5

Property Type: House

Land Size: 1325 sqm approx

Agent Comments



39 Boundary Rd.E EMERALD 3782 (REI/VG)

-3





6

Price: \$660,000 Method: Private Sale Date: 22/03/2019

Rooms: 4

Property Type: House

Land Size: 1209 sqm approx

Agent Comments



6 Station Av EMERALD 3782 (VG)

└─ 4





Price: \$655,000 Method: Sale Date: 25/03/2019 Rooms: -

Property Type: House (Res) Land Size: 2323 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522





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