

# 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

17 Margaret Road, Avonsleigh 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

\$680,000

&

\$720,000

### Median sale price

Median price

\$635,000

House

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.



**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)**

Agent Comments



**Price:** \$684,000  
**Method:** Private Sale  
**Date:** 08/02/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1325 sqm approx



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

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 22/03/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1209 sqm approx



**6 Station Av EMERALD 3782 (VG)**

Agent Comments



**Price:** \$655,000  
**Method:** Sale  
**Date:** 25/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2323 sqm approx