

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

3 Alexander Street, Emerald Vic 3782

Indicative selling price

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

Range between \$795,000 & \$874,000

Median sale price

Median price \$770,000 House ☒ Unit ☐ Suburb or locality Emerald

Period - From 01/07/2018 to 30/09/2018 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	10 Stewart Rd EMERALD 3782	\$865,000	20/04/2018
2	15 Maisie Rd EMERALD 3782	\$850,000	23/04/2018
3	104 Stillwells Dev AVONSLEIGH 3782	\$845,000	23/08/2018

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.



 4  2  6

Rooms:

Property Type: House

Land Size: 10115 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$874,000

Median House Price

September quarter 2018: \$770,000

Comparable Properties



10 Stewart Rd EMERALD 3782 (VG)

Agent Comments

 3  -  -

Price: \$865,000

Method: Sale

Date: 20/04/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9789 sqm approx



15 Maisie Rd EMERALD 3782 (REI/VG)

Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 23/04/2018

Rooms: 6

Property Type: House

Land Size: 7141 sqm approx



104 Stillwells Dev AVONSLEIGH 3782 (REI/VG) **Agent Comments**

 4  2  4

Price: \$845,000

Method: Private Sale

Date: 23/08/2018

Rooms: 6

Property Type: House

Land Size: 8094 sqm approx