

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

70 Kilvington Drive, Emerald Vic 3782

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$852,000

Property Type House

Suburb Emerald

Period - From 01/01/2021

to 31/03/2021

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	150 Macclesfield Rd AVONSLEIGH 3782	\$1,250,000	03/03/2021
2	34 Old Gembrook Rd EMERALD 3782	\$1,240,000	27/02/2021
3	109 Emerald Monbulk Rd EMERALD 3782	\$1,195,000	15/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/06/2021 16:24

70 Kilvington Drive, Emerald Vic 3782



3 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5289 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2021: \$852,000

Comparable Properties

150 Macclesfield Rd AVONSLEIGH 3782 (VG)

Agent Comments

3 - -

Price: \$1,250,000

Method: Sale

Date: 03/03/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 104900 sqm approx



34 Old Gembrook Rd EMERALD 3782 (REI/VG)

Agent Comments

4 2 2

Price: \$1,240,000

Method: Private Sale

Date: 27/02/2021

Property Type: House

Land Size: 10117.15 sqm approx



109 Emerald Monbulk Rd EMERALD 3782 (REI/VG)

Agent Comments

5 3 3

Price: \$1,195,000

Method: Private Sale

Date: 15/01/2021

Property Type: House (Res)

Land Size: 3373 sqm approx

Account - Barry Plant Emerald Sales