

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

10 27-31 Kings Road, Emerald Vic 3782

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$684,000

House

X

Unit

Suburb or locality Emerald

Period - From 01/01/2019

to

31/03/2019

Source REIV

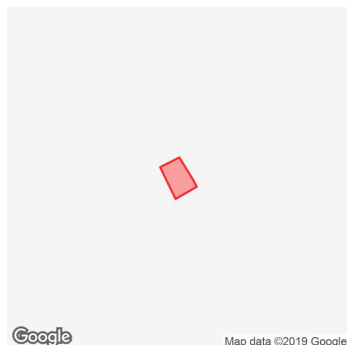
Comparable property sales (*Delete A or B below as applicable)

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	17/11 Westlands Rd EMERALD 3782	\$465,000	08/04/2019
2	10/11 Westlands Rd EMERALD 3782	\$450,000	11/10/2018
3	15/11 Westlands Rd EMERALD 3782	\$400,000	20/06/2018

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.



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Rooms:
Property Type: House
Land Size: 165 sqm approx
 Agent Comments

Indicative Selling Price
 \$430,000 - \$470,000
Median House Price
 March quarter 2019: \$684,000

Comparable Properties



17/11 Westlands Rd EMERALD 3782 (REI)

Agent Comments

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Price: \$465,000
Method: Private Sale
Date: 08/04/2019
Rooms: 4
Property Type: Aged Care Residential N.E.C.
Land Size: 207 sqm approx



10/11 Westlands Rd EMERALD 3782 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 11/10/2018
Rooms: -
Property Type: Retirement Village Individual Flat/Unit



15/11 Westlands Rd EMERALD 3782 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 20/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)