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

4 Lakeview Court, Emerald Vic 3782

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,595,000			
Median sale pr	rice							
Median price	\$852,000	Pro	operty Type	Hou	se		Suburb	Emerald
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	46 Beaconsfield Emerald Rd EMERALD 3782	\$1,500,000	08/01/2021
2			
3			

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:

01/07/2021 14:54



4 Lakeview Court, Emerald Vic 3782





Property Type: Land Land Size: 8048 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price March quarter 2021: \$852,000

Comparable Properties



46 Beaconsfield Emerald Rd EMERALD 3782 Agent Comments (VG)



Price: \$1,500,000 **Method:** Sale **Date:** 08/01/2021 **Property Type:** Hobby Farm < 20 ha (Rur) **Land Size:** 6627 sqm approx

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.

Account - Barry Plant Emerald Sales





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.