

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### 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	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 (VG)** **Agent Comments**



**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**