

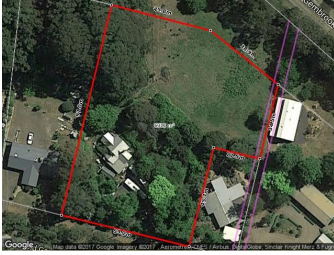
STATEMENT OF INFORMATION

7 OLD GEMBROOK ROAD, EMERALD, VIC 3782

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 OLD GEMBROOK ROAD, EMERALD, VIC



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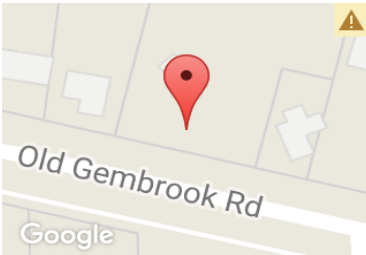
Indicative Selling Price

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

Price Range:

\$600,000 to \$660,000

MEDIAN SALE PRICE



EMERALD, VIC, 3782

Suburb Median Sale Price (House)

\$605,000

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 OLD GEMBROOK ROAD, EMERALD, VIC 3782
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Indicative selling price

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Price Range:	\$600,000 to \$660,000
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Median sale price

Median price	\$605,000	House	☒	Unit	☐	Suburb	EMERALD
Period	01 July 2016 to 30 June 2017			Source			

Comparable property sales

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.