

# 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

54 Beaconsfield-Emerald Road, 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 \$720,000 & \$760,000

### Median sale price

Median price \$740,000 Property Type House Suburb Emerald

Period - From 01/01/2020 to 31/12/2020 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 18 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	1 Glenvista Av EMERALD 3782	\$748,000	18/02/2021
2	32 Nobelius St EMERALD 3782	\$730,000	11/12/2020
3	82 Emerald Monbulk Rd EMERALD 3782	\$725,000	24/12/2020

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 18 months.~~

This Statement of Information was prepared on:

23/02/2021 16:02



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1862 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$760,000  
**Median House Price**  
 Year ending December 2020: \$740,000

## Comparable Properties



**1 Glenvista Av EMERALD 3782 (REI)**

Agent Comments



**Price:** \$748,000  
**Method:** Private Sale  
**Date:** 18/02/2021  
**Property Type:** House  
**Land Size:** 2104 sqm approx



**32 Nobelius St EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 11/12/2020  
**Property Type:** House  
**Land Size:** 2178 sqm approx



**82 Emerald Monbulk Rd EMERALD 3782 (REI)**

Agent Comments



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** House  
**Land Size:** 1152 sqm approx