Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	54 Beaconsfield-Emerald Road, Emerald Vic 3782
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$740,000	Pro	perty 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.

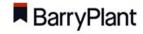
Ad	dress of comparable property	Price	Date of sale
1	1 Glenvista Av EMERALD 3782	\$748,000	18/02/2021
2	32 Nobelius St EMERALD 3782	\$730,000	11/12/2020
3	82 Emerald Monbulk Rd EMERALD 3782	\$725,000	24/12/2020

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)







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



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

Account - Barry Plant | P: 03 5968 4522



