

# 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

109 Emerald-Monbulk 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$750,500

Property Type House

Suburb Emerald

Period - From 01/07/2020

to

30/09/2020

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                              | 5a Edenmont Rd EMERALD 3782 | \$1,200,000 | 24/10/2020   |
| 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:

06/01/2021 13:58



 4  2  0

**Property Type:** House  
**Land Size:** 3400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2020: \$750,500

## Comparable Properties



**5a Edenmont Rd EMERALD 3782 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 24/10/2020  
**Property Type:** House  
**Land Size:** 2023.43 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.