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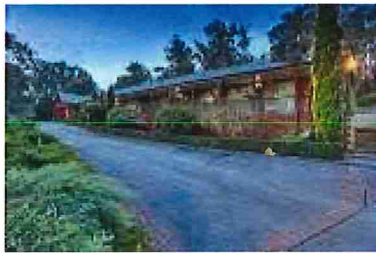


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Rooms:
Property Type: House
Land Size: 2868 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median House Price
March quarter 2017: \$635,000

Comparable Properties



2 Auhl Rd EMERALD 3782 (REI)

Agent Comments

4 2 10

Price: \$900,000
Method: Private Sale
Date: 23/06/2017
Rooms: 7
Property Type: House
Land Size: 3767 sqm approx



10 Ambrose St EMERALD 3782 (REI)

Agent Comments

5 3 6

Price: \$840,000
Method: Private Sale
Date: 29/04/2017
Rooms: 7
Property Type: House
Land Size: 2286 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.

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

24 Fernglade Drive, Emerald Vic 3782

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$635,000

House

X

Suburb Emerald

Period - From 01/01/2017

to

31/03/2017

Source REIV

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.