Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

68 Beaconsfield-Emerald Road, Emerald Vic 3782

Indicative selling price

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

Range between \$625,000 & \$650,000	Range between	een \$625,000	&	\$650,000
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Median sale price

Median price \$750,500	Pro	perty Type H	louse		Suburb	Emerald
Period - From 01/07/2020	to [30/09/2020	So	ource	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

Address of comparable property		Price	Date of sale
1	9 Prince St EMERALD 3782	\$650,000	02/07/2020
2	15 Macclesfield Rd EMERALD 3782	\$645,000	05/08/2020
3	30 Heroes Av EMERALD 3782	\$625,000	21/07/2020

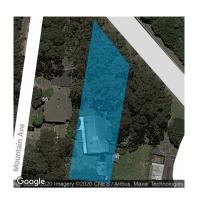
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2020 09:58













Property Type: House (Res) Land Size: 1152.847 sqm approx

Agent Comments

Indicative Selling Price \$625,000 - \$650,000 **Median House Price** September quarter 2020: \$750,500

Comparable Properties



9 Prince St EMERALD 3782 (VG)





Price: \$650,000 Method: Sale Date: 02/07/2020

Property Type: House (Res) Land Size: 1521 sqm approx **Agent Comments**



15 Macclesfield Rd EMERALD 3782 (REI/VG)





Price: \$645,000 Method: Private Sale Date: 05/08/2020 Rooms: 5

Property Type: House (Res) Land Size: 1540 sqm approx Agent Comments



30 Heroes Av EMERALD 3782 (REI)





Price: \$625,000 Method: Private Sale Date: 21/07/2020 Rooms: 6

Property Type: House Land Size: 1017 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



