

# 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

68 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 \$625,000 & \$650,000

### 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	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 comparable properties 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)

Agent Comments



**Price:** \$650,000  
**Method:** Sale  
**Date:** 02/07/2020  
**Property Type:** House (Res)  
**Land Size:** 1521 sqm approx



### 15 Macclesfield Rd EMERALD 3782 (REI/VG)

Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 05/08/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1540 sqm approx



### 30 Heroes Av EMERALD 3782 (REI)

Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 21/07/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1017 sqm approx