

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

9 Orchard Grove, Emerald Vic 3782

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Emerald

Period - From

01/04/2020

to

30/06/2020

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.

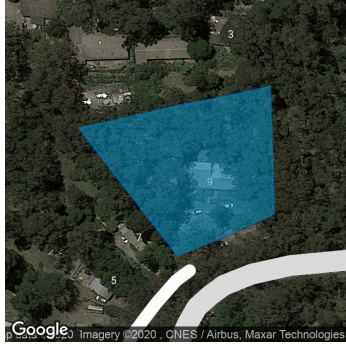
	Address of comparable property	Price	Date of sale
1	237 Belgrave Gembrook Rd EMERALD 3782	\$880,000	28/05/2020
2	16 Nobelius St EMERALD 3782	\$833,000	23/01/2020
3	9 Emerald Monbulk Rd EMERALD 3782	\$814,050	25/02/2020

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:

23/07/2020 17:17



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2020: \$710,000

Comparable Properties



237 Belgrave Gembrook Rd EMERALD 3782 (REI) Agent Comments



Price: \$880,000
Method: Private Sale
Date: 28/05/2020
Rooms: 5
Property Type: House
Land Size: 9307.78 sqm approx



16 Nobelius St EMERALD 3782 (VG) Agent Comments



Price: \$833,000
Method: Sale
Date: 23/01/2020
Property Type: House (Res)
Land Size: 3114 sqm approx



9 Emerald Monbulk Rd EMERALD 3782 (REI/VG) Agent Comments



Price: \$814,050
Method: Private Sale
Date: 25/02/2020
Rooms: 7
Property Type: House
Land Size: 1432 sqm approx