# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	8 Wright Road, Avonsleigh Vic 3782
Including suburb or	
locality and postcode	

### Indicative selling price

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

1.6.196 201.1061   42.10,000	Range between	\$540,000	&	\$590,000
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### Median sale price

Median price	\$533,015	Pro	perty Type	House		Suburb	Avonsleigh
Period - From	25/09/2018	to	24/09/2019		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	5 Brookdale Av EMERALD 3782	\$580,000	29/07/2019
2	40 Florence Av EMERALD 3782	\$560,000	18/07/2019
3	7 Berrys Rd EMERALD 3782	\$550,000	06/08/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/09/2019 15:00











Property Type: House Land Size: 2000 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$540,000 - \$590,000 **Median House Price** 25/09/2018 - 24/09/2019: \$533,015

# Comparable Properties



5 Brookdale Av EMERALD 3782 (REI/VG)

**-**3



Price: \$580,000 Method: Private Sale Date: 29/07/2019

Rooms: 5

Property Type: House

Land Size: 1472 sqm approx

**Agent Comments** 



40 Florence Av EMERALD 3782 (REI/VG)

**-**3







Agent Comments

Price: \$560,000 Method: Private Sale Date: 18/07/2019 Rooms: 5

Property Type: House

Land Size: 1134 sqm approx

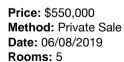
7 Berrys Rd EMERALD 3782 (REI)







**Agent Comments** 



Property Type: House

Land Size: 975 sqm approx

**Account** - Barry Plant | P: 03 5968 4522



