

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Wright Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$533,015 Property 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	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 comparable properties 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)

[Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 29/07/2019
Rooms: 5
Property Type: House
Land Size: 1472 sqm approx



40 Florence Av EMERALD 3782 (REI/VG)

[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](#)



Price: \$550,000
Method: Private Sale
Date: 06/08/2019
Rooms: 5
Property Type: House
Land Size: 975 sqm approx