

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

125 Emerald-Monbulk Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$707,500

Property Type

House

Suburb

Emerald

Period - From

01/01/2020

to

31/03/2020

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	20 Kilvington Dr EMERALD 3782	\$680,000	23/01/2020
2	12 David Hill Rd MONBULK 3793	\$680,000	15/01/2020
3	9 Grandview Gr MENZIES CREEK 3159	\$676,000	28/02/2020

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:

15/05/2020 12:39



 4  2  1

Property Type: House
Land Size: 2948 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
March quarter 2020: \$707,500

Comparable Properties



20 Kilvington Dr EMERALD 3782 (REI/VG)

Agent Comments

 3  2  1

Price: \$680,000
Method: Private Sale
Date: 23/01/2020
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx



12 David Hill Rd MONBULK 3793 (REI/VG)

Agent Comments

 3  1  2

Price: \$680,000
Method: Private Sale
Date: 15/01/2020
Rooms: 4
Property Type: House
Land Size: 1382 sqm approx



9 Grandview Gr MENZIES CREEK 3159 (REI)

Agent Comments

 4  2  -

Price: \$676,000
Method: Private Sale
Date: 28/02/2020
Rooms: 6
Property Type: House
Land Size: 7011 sqm approx