#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$676,000

<b>Property</b>	offered	for sale
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Address	125 Emerald-Monbulk Road, Emerald Vic 3782
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$680,000
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#### Median sale price

Median price	\$707,500	Pro	perty 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)

9 Grandview Gr MENZIES CREEK 3159

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.

Ad	dress 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
		l	

#### OR

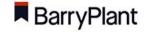
3

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



28/02/2020







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** 

Agent Comments

**Agent Comments** 

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)

**1** 3





Price: \$680.000 Method: Private Sale Date: 15/01/2020

Property Type: House Land Size: 1382 sqm approx

Rooms: 4



9 Grandview Gr MENZIES CREEK 3159 (REI)



Price: \$676,000 Method: Private Sale Date: 28/02/2020 Rooms: 6

Property Type: House Land Size: 7011 sqm approx

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



