



3 2 4

**Rooms:**  
**Property Type:** House  
**Land Size:** 1330 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$748,000

**Median House Price**

Year ending December 2017: \$697,500

## Comparable Properties



4 Emerald Lake Rd EMERALD 3782 (REI)

**Agent Comments**

3 2 1

**Price:** \$724,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 1110 sqm approx



3 Kings Rd EMERALD 3782 (REI)

**Agent Comments**

3 1 -

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 02/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1045 sqm approx



27 Lawsons Rd EMERALD 3782 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1671 sqm approx

## 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

19 William Street, Emerald Vic 3782

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&amp;

\$748,000

## Median sale price

Median price \$697,500

House

X

Unit

Suburb Emerald

Period - From 01/01/2017

to

31/12/2017

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	4 Emerald Lake Rd EMERALD 3782	\$724,000	25/11/2017
2	3 Kings Rd EMERALD 3782	\$700,000	02/11/2017
3	27 Lawsons Rd EMERALD 3782	\$685,000	22/12/2017

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.~~