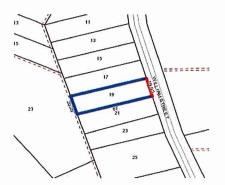
19 William Street, Emerald Vic 3782









Rooms:

Property Type: House Land Size: 1330 sqm approx

Agent Comments

BELL REAL ESTATE

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

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)

3





Price: \$724,000 Method: Auction Sale Date: 25/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 1110 sqm approx **Agent Comments**



3 Kings Rd EMERALD 3782 (REI)

3







Price: \$700,000 Method: Private Sale Date: 02/11/2017

Rooms: -

Property Type: House Land Size: 1045 sqm approx **Agent Comments**



27 Lawsons Rd EMERALD 3782 (REI/VG)





Price: \$685,000 Method: Private Sale Date: 22/12/2017

Rooms: 6

Property Type: House Land Size: 1671 sqm approx **Agent Comments**

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Generated: 06/03/2018 11:34







Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

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					
Range between \$680,	\$748,000				
Median sale price					
Median price \$697,50	0 House X Unit Suburb Emerald				
Period - From 01/01/2	017 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.





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