

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

6 Lawsons Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$695,500

House

X

Unit

Suburb

Emerald

Period - From

01/10/2018

to

31/12/2018

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	17 Lakeside Dr EMERALD 3782	\$780,000	22/02/2019
2	4 Bellbird Cr EMERALD 3782	\$765,000	11/02/2019
3	30 Florence Av EMERALD 3782	\$750,000	30/11/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 4147 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

December quarter 2018: \$695,500

Comparable Properties



17 Lakeside Dr EMERALD 3782 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 22/02/2019

Rooms: 9

Property Type: House



4 Bellbird Cr EMERALD 3782 (VG)

Agent Comments



Price: \$765,000

Method: Sale

Date: 11/02/2019

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4734 sqm approx



30 Florence Av EMERALD 3782 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 30/11/2018

Rooms: 7

Property Type: House

Land Size: 1963 sqm approx