

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

48 Fern Glade Drive, Emerald Vic 3782

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$871,500 House ☒ Unit ☐ Suburb or locality Emerald

Period - From 01/04/2018 to 30/06/2018 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 eighteen 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	78 Beaconsfield Emerald Rd EMERALD 3782	\$975,000	01/09/2017
2	17 Steel Rd EMERALD 3782	\$950,000	21/12/2017
3	66 Marks La EMERALD 3782	\$950,000	04/06/2018

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 eighteen months.



 4  2  6

Rooms:
Property Type: House
Land Size: 2691 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2018: \$871,500

Comparable Properties



78 Beaconsfield Emerald Rd EMERALD 3782 (REI/VG) **Agent Comments**

 4  2  6

Price: \$975,000
Method: Private Sale
Date: 01/09/2017
Rooms: 6
Property Type: House (Rur)
Land Size: 22258 sqm approx



17 Steel Rd EMERALD 3782 (REI/VG) **Agent Comments**

 4  3  2

Price: \$950,000
Method: Private Sale
Date: 21/12/2017
Rooms: 7
Property Type: House
Land Size: 4047 sqm approx



66 Marks La EMERALD 3782 (REI) **Agent Comments**

 3  2  6

Price: \$950,000
Method: Private Sale
Date: 04/06/2018
Rooms: 6
Property Type: House
Land Size: 50829 sqm approx