Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 15 Macclesfield Road, Emerald Vic 3782 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$630,000 | & | \$693,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

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)

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

| | areas or comparable property | 1 1100 | Date of Sale |
|---|---------------------------------|-----------|--------------|
| 1 | 12 William St EMERALD 3782 | \$680,000 | 02/05/2020 |
| 2 | 10 Old Gembrook Rd EMERALD 3782 | \$670,000 | 25/04/2020 |
| 3 | 6 Nobelius St EMERALD 3782 | \$630,000 | 16/06/2020 |

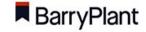
OR

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.

| This Statement of Information was prepared on: | 15/07/2020 12:56 |
|--|------------------|



Date of sale







Property Type: House Land Size: 1539 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$693,000 **Median House Price** March quarter 2020: \$707,500

Comparable Properties



12 William St EMERALD 3782 (REI/VG)

Price: \$680,000 Method: Private Sale Date: 02/05/2020 Rooms: 7

Property Type: House Land Size: 2587 sqm approx **Agent Comments**



10 Old Gembrook Rd EMERALD 3782 (REI/VG) Agent Comments



Price: \$670.000 Method: Private Sale Date: 25/04/2020 Property Type: House Land Size: 1312 sqm approx



6 Nobelius St EMERALD 3782 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 16/06/2020 Rooms: 5

Property Type: House Land Size: 1397 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



