

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

15 Macclesfield Road, Emerald Vic 3782

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

Property 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	Price	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



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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)

Agent Comments

 4  2  2

Price: \$680,000
Method: Private Sale
Date: 02/05/2020
Rooms: 7
Property Type: House
Land Size: 2587 sqm approx



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

 3  1  3

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)

Agent Comments

 3  2  2

Price: \$630,000
Method: Private Sale
Date: 16/06/2020
Rooms: 5
Property Type: House
Land Size: 1397 sqm approx