

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

34 Old Gembrook Road, Emerald Vic 3782

Indicative selling price

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

Range between \$1,200,000 & \$1,290,000

Median sale price

Median price \$790,000 Property Type House Suburb Emerald

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

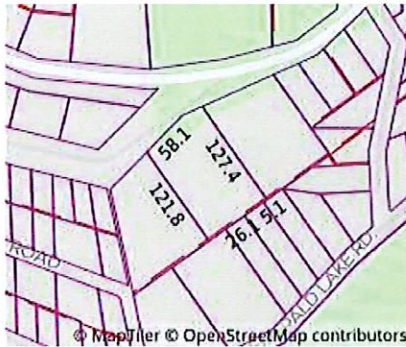
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20 Pinnocks Rd EMERALD 3782	\$1,280,000	09/12/2020
2	380 Woori Yallock Rd COCKATOO 3781	\$1,280,000	18/02/2020
3	5a Edenmont Rd EMERALD 3782	\$1,200,000	24/10/2020

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 18 months.~~

This Statement of Information was prepared on: 22/02/2021 14:48



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Property Type: House (Previously Occupied - Detached)
Land Size: 10,115 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,290,000
Median House Price
December quarter 2020: \$790,000

Comparable Properties



20 Pinnocks Rd EMERALD 3782 (REI)

Agent Comments

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Price: \$1,280,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 70100 sqm approx



380 Woori Yallock Rd COCKATOO 3781 (REI)

Agent Comments

 6  4  4

Price: \$1,280,000
Method: Private Sale
Date: 18/02/2020
Rooms: 10
Property Type: House
Land Size: 109269 sqm approx



5a Edenmont Rd EMERALD 3782 (REI)

Agent Comments

 3  2  3

Price: \$1,200,000
Method: Private Sale
Date: 24/10/2020
Property Type: House
Land Size: 2023.43 sqm approx