

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

23 Edenmont Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$750,500

Property Type

House

Suburb

Emerald

Period - From

01/07/2020

to

30/09/2020

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	1 Naylor's Rd EMERALD 3782	\$771,000	21/07/2020
2	36 Fern Glade Dr EMERALD 3782	\$730,000	21/04/2020
3	13 Ladd Rd EMERALD 3782	\$715,000	10/08/2020

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:

21/10/2020 17:54



Property Type: House (Previously Occupied - Detached)
Land Size: 2174 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 September quarter 2020: \$750,500

2 of these properties are further than 2km away but no other suitable comparable sales available.

Comparable Properties



1 Naylors Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$771,000
Method: Sale by Tender
Date: 21/07/2020
Rooms: 5
Property Type: House
Land Size: 2770 sqm approx



36 Fern Glade Dr EMERALD 3782 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 21/04/2020
Property Type: House (Res)
Land Size: 2672 sqm approx



13 Ladd Rd EMERALD 3782 (VG)

Agent Comments



Price: \$715,000
Method: Sale
Date: 10/08/2020
Property Type: House (Res)
Land Size: 1158 sqm approx