Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$750,500	Pro	perty 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

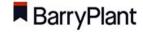
1	1 Naylors Rd EMERALD 3782	\$771,000	21/07/2020
2	36 Fern Glade Dr EMERALD 3782	\$730,000	21/04/2020
3	13 Ladd Rd EMERALD 3782	\$715,000	10/08/2020

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)

--3





Price: \$771,000

Method: Sale by Tender Date: 21/07/2020

Rooms: 5

Property Type: House Land Size: 2770 sqm approx **Agent Comments**



36 Fern Glade Dr EMERALD 3782 (VG)





Price: \$730.000 Method: Sale Date: 21/04/2020

Property Type: House (Res) Land Size: 2672 sqm approx Agent Comments



13 Ladd Rd EMERALD 3782 (VG)





Price: \$715,000 Method: Sale Date: 10/08/2020

Property Type: House (Res) Land Size: 1158 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



