

# 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

427 Belgrave-Gembrook Road, Emerald Vic 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### Median sale price

Median price \$684,000 Property Type House Suburb Emerald

Period - From 01/01/2019 to 31/12/2019 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	16a Symons Rd AVONSLEIGH 3782	\$777,000	11/10/2019
2	26 Poplar Cr EMERALD 3782	\$760,000	27/11/2019
3	6 Alfred Gr EMERALD 3782	\$740,000	07/02/2020

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:

12/02/2020 09:53



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 3990 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$730,000 - \$790,000  
**Median House Price**  
 Year ending December 2019: \$684,000

## Comparable Properties



**16a Symons Rd AVONSLEIGH 3782 (REI)**

Agent Comments



**Price:** \$777,000  
**Method:** Private Sale  
**Date:** 11/10/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4780 sqm approx



**26 Poplar Cr EMERALD 3782 (REI)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 27/11/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1857 sqm approx



**6 Alfred Gr EMERALD 3782 (REI)**

Agent Comments



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 07/02/2020  
**Property Type:** House  
**Land Size:** 2564 sqm approx