

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

72 Kilvington Drive, Emerald Vic 3782

Indicative selling price

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

Range between \$710,000 & \$760,000

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 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	18 Bayview Rd EMERALD 3782	\$749,000	16/12/2019
2	36 Fern Glade Dr EMERALD 3782	\$730,000	21/04/2020
3	122 Emerald Monbulk Rd EMERALD 3782	\$710,000	24/04/2020

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:

28/05/2020 09:51



Property Type: House
Land Size: 4977 sqm approx
 Agent Comments

Indicative Selling Price
 \$710,000 - \$760,000
Median House Price
 March quarter 2020: \$707,500

Comparable Properties



18 Bayview Rd EMERALD 3782 (REI)

Agent Comments



Price: \$749,000
Method: Private Sale
Date: 16/12/2019
Rooms: 6
Property Type: House
Land Size: 1017 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



122 Emerald Monbulk Rd EMERALD 3782 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 24/04/2020
Rooms: 4
Property Type: House
Land Size: 1784 sqm approx