

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

1 Margaret Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$535,000 Property Type House Suburb Avonsleigh

Period - From 01/10/2018 to 30/09/2019 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	5 Majestic Dr EMERALD 3782	\$900,000	05/11/2018
2	252a Belgrave Gembrook Rd MENZIES CREEK 3159	\$875,000	29/11/2018
3	2 Oak Av EMERALD 3782	\$845,000	18/01/2019

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:

13/11/2019 10:21



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Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price

\$840,000 - \$900,000

Median House Price

Year ending September 2019: \$535,000

Comparable Properties

5 Majestic Dr EMERALD 3782 (VG)

Agent Comments

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Price: \$900,000
Method: Sale
Date: 05/11/2018
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4220 sqm approx



252a Belgrave Gembrook Rd MENZIES CREEK 3159 (REI/VG) **Agent Comments**

 4  2  -

Price: \$875,000
Method: Private Sale
Date: 29/11/2018
Rooms: 12
Property Type: House
Land Size: 3900 sqm approx



2 Oak Av EMERALD 3782 (REI/VG)

Agent Comments

 4  2  4

Price: \$845,000
Method: Private Sale
Date: 18/01/2019
Rooms: 7
Property Type: House
Land Size: 4052 sqm approx