Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1 Margaret Road, Avonsleigh Vic 3782
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$840	0,000	&	\$900,000

Median sale price

Median price	\$535,000	Pro	perty 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.

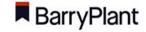
Ad	dress of comparable property	Price	Date of sale
1	5 Majestic Dr EMERALD 3782	\$900,000	05/11/2018
2	252a Belgrave Gembrook Rd MENZIES CREEK 3159	\$875,000	29/11/2018
3	2 Oak Av EMERALD 3782	\$845,000	18/01/2019

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













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

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 Agent Comments

3159 (REI/VG)







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)

4





Price: \$845,000 Method: Private Sale Date: 18/01/2019 Rooms: 7

Property Type: House Land Size: 4052 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



