

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Maisie Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$795,000

&

\$874,500

Median sale price

Median price

\$708,250

House

X

Unit

Suburb

Emerald

Period - From

01/10/2017

to

31/12/2017

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	47 Kilvington Dr EMERALD 3782	\$905,000	27/09/2017
2	21 Emerald Monbulk Rd EMERALD 3782	\$838,000	13/11/2017
3	3 Barnshaw La EMERALD 3782	\$805,000	02/12/2017

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.

15 Maisie Road, Emerald Vic 3782

BELL REAL ESTATE

Stephen Richards

03 5968 6222

0400 100 155

stephenr@bellrealestate.com.au

Indicative Selling Price

\$795,000 - \$874,500

Median House Price

December quarter 2017: \$708,250



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Rooms:

Property Type: House

Land Size: 7141 sqm approx

Agent Comments

Comparable Properties



47 Kilvington Dr EMERALD 3782 (VG)

Agent Comments

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Price: \$905,000

Method: Sale

Date: 27/09/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4483 sqm approx



21 Emerald Monbulk Rd EMERALD 3782 (REI/VG)

Agent Comments

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Price: \$838,000

Method: Private Sale

Date: 13/11/2017

Rooms: 6

Property Type: House

Land Size: 2230 sqm approx



3 Barnshaw La EMERALD 3782 (REI)

Agent Comments

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Price: \$805,000

Method: Private Sale

Date: 02/12/2017

Rooms: 6

Property Type: House

Land Size: 2838 sqm approx