



3 2 2

Rooms:
Property Type: House
Land Size: 1002 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending December 2018: \$770,000

Comparable Properties



18 Ambrose St EMERALD 3782 (REI)

Agent Comments

3 1 4

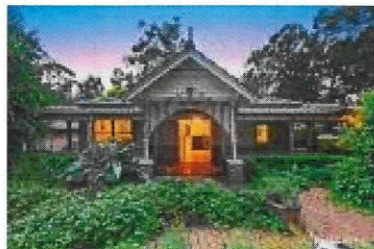
Price: \$684,000
Method: Private Sale
Date: 08/02/2019
Rooms: 5
Property Type: House
Land Size: 1325 sqm approx

4 Leighton Av EMERALD 3782 (VG)

Agent Comments

3 - -

Price: \$667,000
Method: Sale
Date: 30/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1034 sqm approx



73 Emerald Monbulk Rd EMERALD 3782 (REI)

Agent Comments

4 2 1

Price: \$630,000
Method: Private Sale
Date: 07/02/2019
Rooms: 8
Property Type: House

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

22 Emerald-Monbulk Road, Emerald Vic 3782

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$770,000

House

X

Unit

Suburb Emerald

Period - From 01/01/2018

to

31/12/2018

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	18 Ambrose St EMERALD 3782	\$684,000	08/02/2019
2	4 Leighton Av EMERALD 3782	\$667,000	30/10/2018
3	73 Emerald Monbulk Rd EMERALD 3782	\$630,000	07/02/2019

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.~~