22 Emerald-Monbulk Road, Emerald Vic 3782





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Aaron Day

BELL REAL ESTATE

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



Rooms:

Property Type: House Land Size: 1002 sqm approx

Agent Comments

Comparable Properties



18 Ambrose St EMERALD 3782 (REI)





Price: \$684,000 Method: Private Sale Date: 08/02/2019 Rooms: 5

Property Type: House

Land Size: 1325 sqm approx

Agent Comments

4 Leighton Av EMERALD 3782 (VG)

3





Price: \$667,000 Method: Sale Date: 30/10/2018

Rooms: -

Property Type: House (Res) Land Size: 1034 sqm approx **Agent Comments**



73 Emerald Monbulk Rd EMERALD 3782 (REI) Agent Comments

Price: \$630,000 Method: Private Sale Date: 07/02/2019

Rooms: 8

Property Type: House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for s	sale			
Address Including suburb and postcode	22 Emerald-Monbulk Road, E	Emerald Vic 3782		
Indicative selling price	ce			
For the meaning of this p	orice see consumer.vic.gov.au	/underquoting		
Range between \$640,	000 &	\$680,000		
Median sale price				
Median price \$770,00	00 House X	Jnit	Suburb	Emerald
Period - From 01/01/2	2018 to 31/12/2018	Source	EIV	
Period - From 01/01/2	2018 to 31/12/2018	Source R	EIV	

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.





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