

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

6 Charman Avenue, Emerald Vic 3782

Indicative selling price

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

Range between \$610,000 & \$670,000

Median sale price

Median price \$790,000 Property Type House Suburb Emerald

Period - From 01/10/2020 to 31/12/2020 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	14 Johnson St AVONSLEIGH 3782	\$640,000	10/12/2020
2	35 Charman Av EMERALD 3782	\$617,500	16/12/2020
3	5 Margaret Rd AVONSLEIGH 3782	\$615,000	22/12/2020

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:

07/04/2021 17:01

6 Charman Avenue, Emerald Vic 3782



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Property Type: Land
Land Size: 1101 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$670,000
Median House Price
December quarter 2020: \$790,000

Comparable Properties



14 Johnson St AVONSLEIGH 3782 (REI)

Agent Comments

2 1 -

Price: \$640,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 1235 sqm approx



35 Charman Av EMERALD 3782 (REI)

Agent Comments

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Price: \$617,500
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 1267 sqm approx



5 Margaret Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

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Price: \$615,000
Method: Private Sale
Date: 22/12/2020
Rooms: 5
Property Type: House
Land Size: 1447 sqm approx

Account - Barry Plant Emerald Sales