

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

9 Telopea Road, Emerald Vic 3782

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Emerald

Period - From

01/07/2019

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.

	Address of comparable property	Price	Date of sale
1	7 Berrys Rd EMERALD 3782	\$550,000	06/08/2019
2	11 Wright Rd AVONSLEIGH 3782	\$540,000	07/07/2019
3	38 Bellbird Cr EMERALD 3782	\$500,000	20/09/2019

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:

30/10/2019 13:20



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
September quarter 2019: \$645,000

Comparable Properties



7 Berrys Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 06/08/2019
Rooms: 5
Property Type: House
Land Size: 975 sqm approx



11 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 07/07/2019
Rooms: 5
Property Type: House
Land Size: 1222 sqm approx



38 Bellbird Cr EMERALD 3782 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 20/09/2019
Rooms: 3
Property Type: House
Land Size: 1576 sqm approx