## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 Telopea Road, Emerald Vic 3782

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$500,000		&		\$550,000					
Median sale price										
Median price	\$645,000	Pro	Property Type		House		Suburb	Emerald		
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress 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

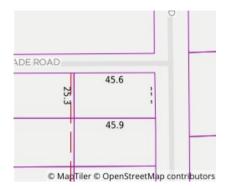
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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) 3 1 2 - Price: \$550,000 Method: Private Sale Date: 06/08/2019 Rooms: 5 Property Type: House Land Size: 975 sqm approx	Agent Comments
11 Wright Rd AVONSLEIGH 3782 (REI/VG) 3 1 2 Price: \$540,000 Method: Private Sale Date: 07/07/2019 Rooms: 5 Property Type: House Land Size: 1222 sqm approx	Agent Comments
38 Bellbird Cr EMERALD 3782 (REI)   2 1   Price: \$500,000   Method: Private Sale   Date: 20/09/2019   Rooms: 3   Property Type: House   Land Size: 1576 sqm approx	Agent Comments

Account - Barry Plant | P: 03 5968 4522

