

#### 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	6 Station Avenue, Emerald Vic 3782
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$871,500	Hou	ise X	Unit		Suburb or locality	Emerald
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

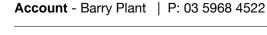
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	50 Bellbird Cr EMERALD 3782	\$775,000	30/07/2018
2	8 Old Beaconsfield Rd EMERALD 3782	\$770,000	30/07/2018
3	3 Wombat Cr EMERALD 3782	\$760,000	22/05/2018

#### 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 eighteen months.











**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** June quarter 2018: \$871,500

## Comparable Properties



50 Bellbird Cr EMERALD 3782 (REI/VG)



Price: \$775,000 Method: Private Sale Date: 30/07/2018

Rooms: 7

Property Type: House Land Size: 3000 sqm approx **Agent Comments** 



8 Old Beaconsfield Rd EMERALD 3782 (REI/VG)







Price: \$770.000 Method: Private Sale Date: 30/07/2018 Rooms: 6

Property Type: House Land Size: 3349 sqm approx Agent Comments



3 Wombat Cr EMERALD 3782 (REI/VG)





Price: \$760,000 Method: Private Sale Date: 22/05/2018 Rooms: 7

Property Type: House Land Size: 1916 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 5968 4522





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