

## 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 Station Avenue, Emerald Vic 3782

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$760,000

#### Median sale price

Median price

\$730,000

House

X

Unit

Suburb or locality

Emerald

Period - From

01/10/2017

to

30/09/2018

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.

	Address of comparable property	Price	Date of sale
1	3 Wombat Cr EMERALD 3782	\$760,000	22/05/2018
2	17 Victor Rd CLEMATIS 3782	\$747,000	10/02/2018
3	18 Anne St EMERALD 3782	\$736,000	27/01/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$730,000 - \$760,000  
**Median House Price**  
Year ending September 2018: \$730,000

## Comparable Properties



**3 Wombat Cr EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 22/05/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1916 sqm approx



**17 Victor Rd CLEMATIS 3782 (REI/VG)**

Agent Comments



**Price:** \$747,000  
**Method:** Private Sale  
**Date:** 10/02/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 2214 sqm approx



**18 Anne St EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$736,000  
**Method:** Private Sale  
**Date:** 27/01/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1247 sqm approx