

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

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

PROPERTY OFFERED FOR SALE

**1 Anne Street, 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 \$520,000 & \$570,000**

MEDIAN SALE PRICE

**Median price \$580,000 | House | Emerald (3782)**

**Period - From 1 May 2017 to 31 May 2017 | Source - RP DATA**

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
<b>1978 WELLINGTON RD, CLEMATIS VIC 3782</b>	<b>\$567,000</b>	<b>16/03/2017</b>
<b>1986 WELLINGTON RD, CLEMATIS VIC 3782</b>	<b>\$510,000</b>	<b>26/04/2017</b>
<b>6 CHURCH ST, EMERALD VIC 3782</b>	<b>\$570,000</b>	<b>15/07/2017</b>