

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 SCHILLING LANE, EMU CREEK, VIC

 5  3  4

Indicative Selling Price

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

Price Range: **\$869,000 to \$961,000**

MEDIAN SALE PRICE



EMU CREEK, VIC, 3551

Suburb Median Sale Price (House)

\$681,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



513 STRATHFIELDSAYE RD,

 5  2  4

Sale Price

\$880,000

Sale Date: 30/03/2017

Distance from Property: 3.7km



31 BROWNS LANE, EMU CREEK, VIC 3551

 6  3  2

Sale Price

****\$940,000**

Sale Date: 30/08/2017

Distance from Property: 2.3km



571 STRATHFIELDSAYE RD,

 4  3  2

Sale Price

\$925,000

Sale Date: 10/04/2018

Distance from Property: 3.7km



This report has been compiled on 18/06/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

95 SCHILLING LANE, EMU CREEK, VIC 3551

Indicative selling price

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

Price Range: \$869,000 to \$961,000

Median sale price

Median price \$681,000

House

Unit

Suburb

EMU CREEK

Period 01 April 2017 to 31 March 2018

Source



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
513 STRATHFIELDSAYE RD, STRATHFIELDSAYE, VIC 3551	\$880,000	30/03/2017
31 BROWNS LANE, EMU CREEK, VIC 3551	**\$940,000	30/08/2017
571 STRATHFIELDSAYE RD, STRATHFIELDSAYE, VIC 3551	\$925,000	10/04/2018