

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

3 Wombat Crescent, Emerald Vic 3782

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb or locality

Emerald

Period - From

01/04/2017

to

31/03/2018

Source

REIV

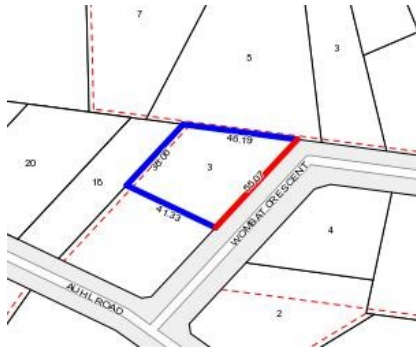
Comparable property sales (*Delete A or B below as applicable)

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	18 Lakeside Dr EMERALD 3782	\$820,000	27/02/2018
2	17 Meadowview La EMERALD 3782	\$802,000	07/02/2018
3	1 Elizabeth Ct EMERALD 3782	\$775,000	15/12/2017

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$760,000 - \$830,000
Median House Price
 Year ending March 2018: \$710,000

Comparable Properties



18 Lakeside Dr EMERALD 3782 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 27/02/2018
Rooms: 6
Property Type: House
Land Size: 2064 sqm approx



17 Meadowview La EMERALD 3782 (REI)

Agent Comments



Price: \$802,000
Method: Private Sale
Date: 07/02/2018
Rooms: 5
Property Type: House
Land Size: 2632 sqm approx



1 Elizabeth Ct EMERALD 3782 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 15/12/2017
Rooms: 6
Property Type: House
Land Size: 2000 sqm approx