

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 andpostcode

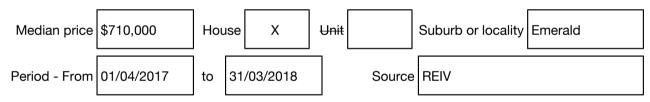
^S 3 Wombat Crescent, Emerald Vic 3782 r e

Indicative selling price

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

&	\$830,000
	&

Median sale price



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.

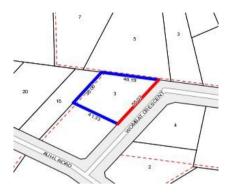
Account - Barry Plant | P: 03 5968 4522

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 3 2 2 2 Price: \$820,000 Method: Private Sale Date: 27/02/2018 Rooms: 6 Property Type: House Land Size: 2064 sqm approx	Agent Comments
17 Meadowview La EMERALD 3782 (REI) 3 1 2 2 Price: \$802,000 Method: Private Sale Date: 07/02/2018 Rooms: 5 Property Type: House Land Size: 2632 sqm approx	Agent Comments
1 Elizabeth Ct EMERALD 3782 (REI/VG) 4 2 3 Price: \$775,000 Method: Private Sale Date: 15/12/2017 Rooms: 6 Property Type: House Land Size: 2000 sqm approx	Agent Comments

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REIV 🗢 propertydata

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