

## 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

**12A Glenvista 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 \$850,000 & \$935,000**

#### MEDIAN SALE PRICE

**Median price \$675,000 | House | Emerald (3782)**

**Period - From 27 January 2018 to 27 July 2018 | 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>18 LAKESIDE DRIVE, EMERALD VIC 3782</b>	<b>\$820,000</b>	<b>18/02/2018</b>
<b>4 ROYAL PARADE, EMERALD VIC 3782</b>	<b>\$893,000</b>	<b>19/05/2018</b>
<b>11 ALFRED GROVE, EMERALD VIC 3782</b>	<b>\$916,000</b>	<b>18/05/2018</b>