

## 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

29 Elm Crescent, 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

\$690,000

&

\$759,000

#### Median sale price

Median price

\$710,750

House

X

Unit

Suburb or locality

Emerald

Period - From

01/07/2017

to

30/06/2018

Source

REIV

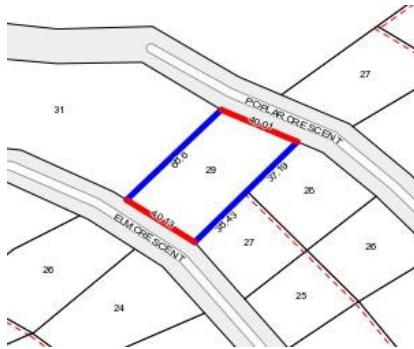
#### Comparable property sales (\*Delete A or B below as applicable)

**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	20 School Rd MENZIES CREEK 3159	\$741,000	03/05/2018
2	19 William St EMERALD 3782	\$730,000	21/03/2018
3	17 Ladd Rd EMERALD 3782	\$730,000	30/03/2018

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.



4   2   4

**Rooms:**  
**Property Type:** House  
**Land Size:** 2860 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$759,000  
**Median House Price**  
 Year ending June 2018: \$710,750

## Comparable Properties



**20 School Rd MENZIES CREEK 3159 (REI/VG)**   Agent Comments

4   2   1

**Price:** \$741,000  
**Method:** Private Sale  
**Date:** 03/05/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 3213 sqm approx



**19 William St EMERALD 3782 (REI/VG)**   Agent Comments

3   2   4

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 21/03/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1330 sqm approx



**17 Ladd Rd EMERALD 3782 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 30/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1814 sqm approx