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 | 6 STATION AVENUE, EMERALD, VIC 3782 |
| postcode | |

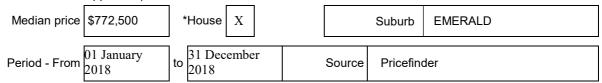
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$650,000 & \$715,000

Median sale price

(*Delete house or unit as applicable)



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 |
|--------------------------------------|-----------|--------------|
| 12 Russell Street, Emerald, Vic 3782 | \$710,000 | 23/10/2018 |
| 18 Ambrose Street, Emerald, Vic 3782 | \$684,000 | 08/02/2019 |
| 1 William Street, Emerald, Vic 3782 | \$685,000 | 01/08/2018 |

