



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Emerald Lake Road, EMERALD 3782

House



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$660,000 - \$720,000

Median sale price

Median **House** for **EMERALD** for period **Jan 2017 - Sep 2017**

Sourced from **Pricefinder**.

\$665,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

19 Emerald Lake Road,
EMERALD 3782

Price **\$610,000** Sold 08 May
2017

13 Ambrose Street,
EMERALD 3782

Price **\$665,000** Sold 23
August 2017

18 Kings Road,
EMERALD 3782

Price **\$710,000** Sold 05
September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents



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