

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 MEADOWVIEW LANE EMERALD VIC 3782

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Emerald

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

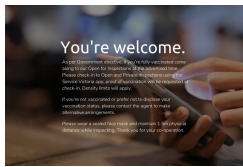
Date of sale

| | | |
|---------------------------------------|-------------|-----------|
| 7 CAROLINE CRESCENT EMERALD VIC 3782 | \$1,000,000 | 12-Nov-21 |
| 23 SUNNYSIDE TERRACE EMERALD VIC 3782 | \$520,000 | 22-Dec-21 |
| 6 NOBELIUS STREET EMERALD VIC 3782 | \$995,000 | 15-Dec-21 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 May 2022


7 CAROLINE CRESCENT EMERALD VIC 3782

Sold Price

\$1,000,000

Sold Date

12-Nov-21

3

2

-

Distance

0.39km

23 SUNNYSIDE TERRACE EMERALD VIC 3782

Sold Price

\$520,000

Sold Date

22-Dec-21

3

1

-

Distance

0.57km

6 NOBELIUS STREET EMERALD VIC 3782

Sold Price

\$995,000

Sold Date

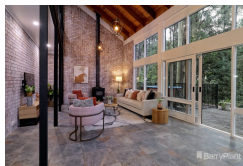
15-Dec-21

3

2

4

Distance

0.62km

28 SYDNEY AVENUE EMERALD VIC 3782

Sold Price

^{RS} **\$1,100,000**

Sold Date

29-Mar-22

4

2

2

Distance

0.76km

5 POPLAR CRESCENT EMERALD VIC 3782

Sold Price

^{RS} **\$955,000**

Sold Date

02-Dec-21

3

2

2

Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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