

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

19 Bellbird Crescent 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,250

Property type

House

Suburb

Emerald

Period-from

01 Mar 2019

to

29 Feb 2020

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

8 Wright Road Emerald VIC 3782	\$570,000	04-Oct-19
12 Jacka Road Avonsleigh VIC 3782	\$540,000	15-Oct-19

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.

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8 Wright Road Emerald VIC 3782 Sold Price \$570,000 Sold Date 04-Oct-19

3 1 2

Distance 0.51km



12 Jacka Road Avonsleigh VIC 3782 Sold Price \$540,000 Sold Date 15-Oct-19

3 1 1

Distance 0.97km

RS = Recent sale UN = Undisclosed Sale

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