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

20 Majestic Drive Emerald VIC 3782

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$890,000	&	\$970,000
n sale price e house or unit as ap	plicable)				

Median Price	\$828,750	Prope	roperty type House		House	Suburb	Emerald
Period-from	01 Oct 2020	to	30 Sep 202		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	
14 Majestic Drive Emerald VIC 3782	\$967,800	09-Sep-21	
53 Fern Glade Drive Emerald VIC 3782	\$960,000	07-Sep-21	
15 Symons Road Avonsleigh VIC 3782	\$890,000	17-Sep-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: 13 October 2021

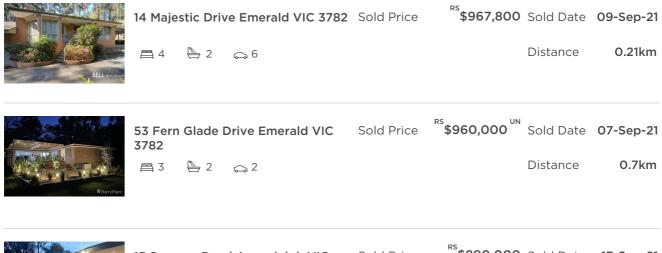


consumer.vic.gov.au



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-	15 Symons Road Avonsleigh VIC 3782			Sold Price	^{R5} \$890,000	Sold Date	17-Sep-21
	酉 4	2 🚔	⇔ 2			Distance	1.15km

RS = Recent sale UN = Undisclosed Sale

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