

## 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

14 BAYVIEW ROAD EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$973,900

Property type

House

Suburb

Emerald

Period-from

01 Nov 2021

to

31 Oct 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 HEROES AVENUE EMERALD VIC 3782	\$805,000	11-Aug-22
18 RAWHITI ROAD EMERALD VIC 3782	\$780,000	13-May-22

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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**7 HEROES AVENUE EMERALD VIC 3782**

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date

**11-Aug-22**



3



1



1

Distance

**0.79km**



**18 RAWHITI ROAD EMERALD VIC 3782**

Sold Price

**\$780,000**

Sold Date

**13-May-22**



3



2



6

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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