# 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

66	STEWART	ROAD	EMERAL	DIVIC	3782
00		NOAD			5102

#### 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 rang betwee		\$1,430,000	&	\$1,550,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$900,000	Prop	erty type	Other		Suburb	Emerald	
Period-from	01 Oct 2023	to	30 Sep 2	024	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	
6 RAWHITI ROAD EMERALD VIC 3782	\$1,530,000	21-May-24	
32 OLD GEMBROOK ROAD EMERALD VIC 3782	\$1,590,000	20-Aug-24	

#### 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: 04 October 2024



consumer.vic.gov.au

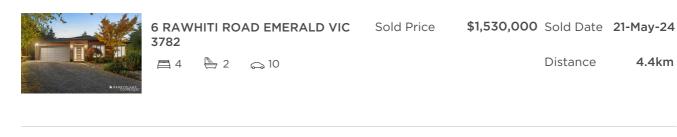


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**32 OLD GEMBROOK ROAD EMERALD VIC 3782** 

<sup>RS</sup>\$1,590,000 Sold Date 20-Aug-24 Sold Price

> Distance 2.33km

4.4km

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#### **RS** = Recent sale UN = Undisclosed Sale

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