

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

6 Station Avenue, Emerald, VIC 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$960,000

&

\$1,055,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Emerald (3782)

Period - From

01/03/2022

to

31/05/2022

Source

REIV

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
5 BOWER COURT, EMERALD VIC 3782	\$1,050,000	21/12/2021
26 LAWSONS ROAD, EMERALD VIC 3782	\$1,125,500	14/01/2022

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 six months.

This Statement of Information was prepared on: 06/07/2022