

## 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 Wong Hee 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,750

Property type

House

Suburb

Emerald

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Memorial Avenue Emerald VIC 3782	\$1,198,600	07-Aug-21
15 Durban Road Emerald VIC 3782	\$1,200,000	14-Apr-21
23 Majestic Drive Emerald VIC 3782	\$1,124,555	15-Apr-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: 07 October 2021



**5 Memorial Avenue Emerald VIC 3782**

Sold Price

<sup>RS</sup>

**\$1,198,600**

Sold Date

**07-Aug-21**



4



2



4

Distance

**1.56km**



**15 Durban Road Emerald VIC 3782**

Sold Price

**\$1,200,000**

Sold Date

**14-Apr-21**



4



3



2

Distance

**2.09km**



**23 Majestic Drive Emerald VIC 3782**

Sold Price

**\$1,124,555**

Sold Date

**15-Apr-21**



4



3



2

Distance

**2.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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