

## 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

18 Auhl 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

\$795,000

&

\$870,000

### 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 Ambrose Street Emerald VIC 3782    | \$867,700 | 25-May-21 |
| 6 Christians Avenue Emerald VIC 3782 | \$821,000 | 29-Jun-21 |
| 60 Lakeside Drive Emerald VIC 3782   | \$882,000 | 15-Aug-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: 08 October 2021



5 Ambrose Street Emerald VIC 3782

3 2 2

Sold Price \$867,700 Sold Date 25-May-21

Distance 0.66km



6 Christians Avenue Emerald VIC 3782

3 2 3

Sold Price \$821,000 Sold Date 29-Jun-21

Distance 1.8km



60 Lakeside Drive Emerald VIC 3782

4 2 2

Sold Price \$882,000 Sold Date 15-Aug-21

Distance 1.66km

RS = Recent sale      UN = Undisclosed Sale

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