

## 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

33 Wright Road Avonsleigh 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

\$740,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,000

Property type

House

Suburb

Avonsleigh

Period-from

01 Dec 2019

to

30 Nov 2020

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 Macclesfield Road Emerald VIC 3782	\$700,000	02-Jun-20
8 Ulmer Road Emerald VIC 3782	\$730,000	14-Aug-20
7 Sherriff Road Emerald VIC 3782	\$719,000	30-May-20

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: 15 December 2020



**5 Macclesfield Road Emerald VIC 3782**

Sold Price **\$700,000** Sold Date **02-Jun-20**

3 1 4

Distance **0.73km**

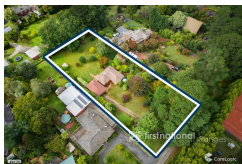


**8 Ulmer Road Emerald VIC 3782**

Sold Price **\$730,000** Sold Date **14-Aug-20**

3 1 2

Distance **1.7km**



**7 Sherriff Road Emerald VIC 3782**

Sold Price **\$719,000** Sold Date **30-May-20**

2 2 5

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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