

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

28 SYCAMORE AVENUE EMERALD VIC 3782

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 range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Emerald

Period-from

01 Jan 2023

to

31 Dec 2023

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

17 POPLAR CRESCENT EMERALD VIC 3782	\$995,000	14-Jan-23
26 NOBELIUS STREET EMERALD VIC 3782	\$980,000	20-Sep-23
13 GLENVISTA AVENUE EMERALD VIC 3782	\$1,000,000	15-Aug-22

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: 12 January 2024



**17 POPLAR CRESCENT EMERALD
VIC 3782**

 3  2  2

Sold Price

\$995,000

Sold Date

14-Jan-23

Distance

0.34km



**26 NOBELIUS STREET EMERALD
VIC 3782**

 3  2  2

Sold Price

^{RS} **\$980,000**

Sold Date

20-Sep-23

Distance

0.5km



**13 GLENVISTA AVENUE EMERALD
VIC 3782**

 3  1  2

Sold Price

\$1,000,000

Sold Date

15-Aug-22

Distance

0.69km



**14 LAKESIDE DRIVE EMERALD VIC
3782**

 3  2  4

Sold Price

\$1,025,000

Sold Date

12-Sep-23

Distance

0.8km



**27 CHARMAN AVENUE EMERALD
VIC 3782**

 3  1  7

Sold Price

\$1,020,000

Sold Date

07-Sep-22

Distance

1.12km



**40 FAIRWAY ROAD EMERALD VIC
3782**

 4  2  2

Sold Price

^{RS} **\$981,000**

Sold Date

30-Nov-23

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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**1 DURBAN ROAD EMERALD VIC
3782**

Sold Price

\$1,000,000

Sold Date

21-Oct-23

 3

 2

 -

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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