

## 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

1A ROYAL PARADE 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

\$900,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Emerald

Period-from

01 Feb 2022

to

31 Jan 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	-	07-Feb-23
2 MARGARET ROAD AVONSLEIGH VIC 3782	\$920,000	15-Aug-22
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: 15 February 2023



**17 POPLAR CRESCENT EMERALD  
VIC 3782**

Sold Price

RS UN

Sold Date **07-Feb-23**

 3  2  2

Distance **1.23km**



**2 MARGARET ROAD AVONSLEIGH  
VIC 3782**

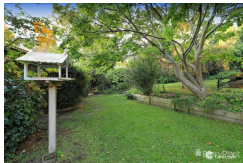
Sold Price

**\$920,000**

Sold Date **15-Aug-22**

 3  2  4

Distance **1.53km**



**13 GLENVISTA AVENUE EMERALD  
VIC 3782**

Sold Price

**\$1,000,000**

Sold Date **15-Aug-22**

 3  1  2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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