

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

9 ORCHARD GROVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Emerald

Period-from

01 Mar 2022

to

28 Feb 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

8 DUKE STREET EMERALD VIC 3782	\$855,000	23-Feb-23
25 MEADOWVIEW LANE EMERALD VIC 3782	\$900,000	25-Jan-23

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: 31 March 2023



8 DUKE STREET EMERALD VIC 3782

Sold Price

^{RS}

\$855,000

Sold Date

23-Feb-23



3



1



2

Distance

0.96km



25 MEADOWVIEW LANE EMERALD VIC 3782

Sold Price

\$900,000

Sold Date

25-Jan-23



4



2



2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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