# 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

7 Alfred 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	\$740,000	&	\$800,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$737,500	Prope	erty type	e House		Suburb	Emerald
Period-from	01 Mar 2020	to	28 Feb 2	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
14 Nobelius Street Emerald VIC 3782	\$795,000	03-Oct-20
1 Glenvista Avenue Emerald VIC 3782	\$748,000	18-Feb-21
34 Charman Avenue Emerald VIC 3782	\$745,000	18-Nov-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: 12 March 2021





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We are OPEN for Private Inspections!

■ BarryPlant

14 Nobelius Street Emerald VIC

3782 **=** 3

₾ 2  $\triangle$  1 Sold Price

\$795,000 Sold Date 03-Oct-20

Distance

1.55km



1 Glenvista Avenue Emerald VIC 3782

**=** 3

₽ 2

Sold Price

\*\*\$748,000 Sold Date

18-Feb-21

Distance 1.69km



34 Charman Avenue Emerald VIC 3782

⇔ 2

**■** 3 ₾ 2 Sold Price

\$745,000 Sold Date 18-Nov-20

Distance

1.96km

**RS** = Recent sale

UN = Undisclosed Sale

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