



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Royal Parade, EMERALD 3782

House



4 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$690,000 - \$750,000

Median sale price

Median **House** for **EMERALD** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$712,850

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

12 Berrys Road,
Emerald 3782

Price **\$705,000** Sold 25 May
2019

6 Station Avenue,
Emerald 3782

Price **\$655,000** Sold 25
March 2019

5 Bower Court,
Emerald 3782

Price **\$765,000** Sold 15 July
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Ringwood

1/23 Ringwood St,
Ringwood VIC 3134

Contact agents



Denise McKay
Stockdale & Leggo

03 5968 3933
0448 889 966

denise.mckay@stockdaleleggo.com.au



Mark Brown
Stockdale & Leggo

03 9879 6335
0407 685 880

mark.brown@stockdaleleggo.com.au

**Stockdale
& Leggo**