

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

10 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,250

Property type

House

Suburb

Emerald

Period-from

01 Apr 2024

to

31 Mar 2025

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

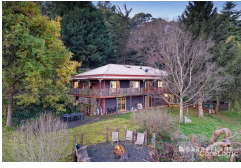
Date of sale

444 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782	\$1,055,000	08-Nov-24
10 NAYLORS ROAD EMERALD VIC 3782	\$1,065,000	16-Oct-24
4 MOUNTAIN AVENUE EMERALD VIC 3782	\$1,062,500	26-Oct-24

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: 02 April 2025



444 BELGRAVE-GEMBROOK ROAD Sold Price **\$1,055,000** Sold Date **08-Nov-24**
EMERALD VIC 3782

 4  3  3

Distance **1.49km**



10 NAYLORS ROAD EMERALD VIC Sold Price **\$1,065,000** Sold Date **16-Oct-24**
3782

 4  2  2

Distance **2.77km**



4 MOUNTAIN AVENUE EMERALD Sold Price **\$1,062,500** Sold Date **26-Oct-24**
VIC 3782

 3  2  2

Distance **3.38km**

RS = Recent sale

UN = Undisclosed Sale

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