

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 PEPPERMINT COURT 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,000

Property type

House

Suburb

Emerald

Period-from

01 May 2021

to

30 Apr 2022

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 RUSSELL STREET EMERALD VIC 3782	\$960,000	04-Apr-22
23 EMERALD LAKE ROAD EMERALD VIC 3782	\$960,000	23-Mar-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: 19 May 2022



14 RUSSELL STREET EMERALD VIC 3782 Sold Price **\$960,000** Sold Date **04-Apr-22**

 3  1  3

Distance **0.09km**



23 EMERALD LAKE ROAD EMERALD VIC 3782 Sold Price Sold Date **23-Mar-22**

 2  1  3

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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