

## 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

53 FERN GLADE DRIVE EMERALD VIC 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,250

Property type

House

Suburb

Emerald

Period-from

01 Feb 2024

to

31 Jan 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

Address of comparable property	Price	Date of sale
4 MOUNTAIN AVENUE EMERALD VIC 3782	\$1,062,500	22-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.

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**4 MOUNTAIN AVENUE EMERALD  
VIC 3782**

3 2 2

Sold Price <sup>RS</sup> **\$1,062,500** <sup>UN</sup> Sold Date **22-Oct-24**

Distance **1.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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