

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

25 Clematis Park Road 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

\$975,000

&

\$1,072,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Emerald

Period-from

01 Nov 2020

to

31 Oct 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

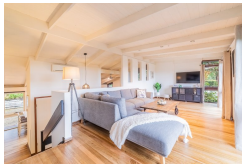
Date of sale

26 Pinnocks Road Emerald VIC 3782	\$960,000	18-May-21
34 Pinnocks Road Emerald VIC 3782	\$890,000	11-Oct-21
2 Rawhiti Road Emerald VIC 3782	\$1,060,000	29-Mar-21

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: 25 November 2021



26 Pinnocks Road Emerald VIC 3782

3 2 2

Sold Price

\$960,000

Sold Date

18-May-21

Distance

1.01km



34 Pinnocks Road Emerald VIC 3782

4 2 2

Sold Price

^{RS} **\$890,000**

Sold Date

11-Oct-21

Distance

1.08km



2 Rawhiti Road Emerald VIC 3782

4 2 2

Sold Price

\$1,060,000

Sold Date

29-Mar-21

Distance

1.56km



5 Torley Road Emerald VIC 3782

4 2 2

Sold Price

\$1,100,000

Sold Date

23-Feb-21

Distance

1.73km



76 Ferres Road Emerald VIC 3782

3 2 2

Sold Price

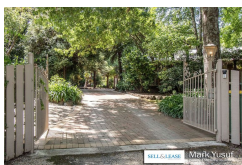
\$852,000

Sold Date

10-Mar-21

Distance

1.73km



15 Durban Road Emerald VIC 3782

4 3 2

Sold Price

\$1,200,000

Sold Date

14-Apr-21

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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