

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

5 Sunnyside Terrace 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,000

Property type

House

Suburb

Emerald

Period-from

01 Jun 2020

to

31 May 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

55 Emerald-Monbulk Road Emerald VIC 3782	\$950,000	29-Apr-21
123 Emerald-Monbulk Road Emerald VIC 3782	\$880,000	12-Feb-21
156 Emerald-Monbulk Road Emerald VIC 3782	\$905,000	27-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: 23 June 2021



55 Emerald-Monbulk Road Emerald VIC 3782

4

2

2

Sold Price

\$950,000

Sold Date

29-Apr-21

Distance

0.82km

123 Emerald-Monbulk Road Emerald VIC 3782

3

1

2

Sold Price

\$880,000

Sold Date

12-Feb-21

Distance

1.22km

156 Emerald-Monbulk Road Emerald VIC 3782

4

2

1

Sold Price

\$905,000

Sold Date

27-Mar-21

Distance

1.73km

7 Alfred Grove Emerald VIC 3782

3

2

2

Sold Price

\$880,000

Sold Date

25-Mar-21

Distance

1.85km

RS = Recent sale
 UN = Undisclosed Sale

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