

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

7 Wattle 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

\$775,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Emerald

Period-from

01 Dec 2020

to

30 Nov 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

11 Garden Street Cockatoo VIC 3781	\$820,000	21-Aug-21
29 Baker Street Cockatoo VIC 3781	\$803,500	23-Aug-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: 13 December 2021



11 Garden Street Cockatoo VIC 3781 Sold Price **\$820,000** Sold Date **21-Aug-21**

3
 2
 2

Distance **1.57km**



29 Baker Street Cockatoo VIC 3781 Sold Price **\$803,500** Sold Date **23-Aug-21**

3
 2
 2

Distance **1.8km**

RS = Recent sale UN = Undisclosed Sale

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