

## 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

31 HAMILTON ROAD 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

\$695,000

&

\$764,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Emerald

Period-from

01 Mar 2022

to

28 Feb 2023

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

54 BELLBIRD CRESCENT EMERALD VIC 3782	\$717,360	30-Nov-22
56 LAKESIDE DRIVE EMERALD VIC 3782	\$767,500	12-Oct-22
13 BERRYS ROAD EMERALD VIC 3782	\$735,000	15-Nov-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: 16 March 2023



**54 BELLBIRD CRESCENT EMERALD VIC 3782** Sold Price

**\$717,360** Sold Date **30-Nov-22**

 3  1  -

Distance **1.87km**



**56 LAKESIDE DRIVE EMERALD VIC 3782** Sold Price

**\$767,500** Sold Date **12-Oct-22**

 5  2  2

Distance **2.39km**



**13 BERRYS ROAD EMERALD VIC 3782** Sold Price

**\$735,000** Sold Date **15-Nov-22**

 4  2  1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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