

## 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

263 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$957,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Emerald

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 WOODLANDS AVENUE EMERALD VIC 3782	\$911,000	04-Jun-24
25 LAWSONS ROAD EMERALD VIC 3782	\$885,000	02-May-24
4 PRINCESS AVENUE EMERALD VIC 3782	\$950,000	23-May-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.~~

This Statement of Information was prepared on: 30 July 2024

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#### 4 WOODLANDS AVENUE EMERALD VIC 3782

 4  2  4

Sold Price

<sup>RS</sup> **\$911,000** Sold Date **04-Jun-24**

Distance **0.45km**



#### 25 LAWSONS ROAD EMERALD VIC 3782

 3  2  2

Sold Price

**\$885,000** Sold Date **02-May-24**

Distance **1.01km**



#### 4 PRINCESS AVENUE EMERALD VIC 3782

 3  2  2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **23-May-24**

Distance **1.18km**



#### 45 EMERALD-MONBULK ROAD EMERALD VIC 3782

 3  2  2

Sold Price

**\$890,000** Sold Date **19-Mar-24**

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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