

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

4 Mary Street 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Emerald

Period-from

01 Mar 2021

to

28 Feb 2022

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

49 Emerald-Monbulk Road Emerald VIC 3782	\$887,300	28-Oct-21
5 Outlook Road Emerald VIC 3782	\$825,000	27-Oct-21
17 Charman Avenue Emerald VIC 3782	\$845,000	22-Oct-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: 04 March 2022



49 Emerald-Monbulk Road Emerald VIC 3782 Sold Price **\$887,300** Sold Date **28-Oct-21**

 3  1  9

Distance **0.63km**



5 Outlook Road Emerald VIC 3782 Sold Price **\$825,000** Sold Date **27-Oct-21**

 3  1  2

Distance **1.87km**



17 Charman Avenue Emerald VIC 3782 Sold Price **\$845,000** Sold Date **22-Oct-21**

 3  1  1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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