

## 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 ROYAL PARADE 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Emerald

Period-from

01 Sep 2022

to

31 Aug 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

6 OLD GEMBROOK ROAD EMERALD VIC 3782	\$1,260,000	25-Jun-23
8 OAK AVENUE EMERALD VIC 3782	\$1,300,000	13-Jun-23
5 WATTLE COURT EMERALD VIC 3782	\$1,080,000	17-Aug-23

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: 18 September 2023



**6 OLD GEMBROOK ROAD  
EMERALD VIC 3782**

 4  2  4

Sold Price **\$1,260,000** Sold Date **25-Jun-23**

Distance **0.7km**

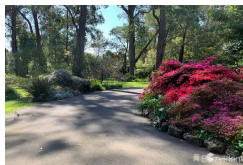


**8 OAK AVENUE EMERALD VIC  
3782**

 4  2  3

Sold Price **\$1,300,000** Sold Date **13-Jun-23**

Distance **1.54km**



**5 WATTLE COURT EMERALD VIC  
3782**

 4  2  1

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **17-Aug-23**

Distance **0.9km**



**43 MEADOWVIEW LANE EMERALD  
VIC 3782**

 4  3  2

Sold Price **\$1,200,000** Sold Date **06-Jul-23**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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