

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 114 Emerald-Monbulk Road, Emerald, VIC 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$850,000

&

\$935,000

Median sale price

Median price

\$952,000

Property Type

House

Suburb

Emerald (3782)

Period - From

01/12/2021

to

28/02/2022

Source

REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 TELOPEA ROAD, EMERALD VIC 3782	\$888,000	11/04/2022
49 EMERALD-MONBULK ROAD, EMERALD VIC 3782	\$887,300	28/10/2021
6 NOBELIUS STREET, EMERALD VIC 3782	\$995,000	15/12/2021

This Statement of Information was prepared on: 30/03/2022