

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 Outlook Road 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

House

Suburb

Emerald

Period-from

01 Oct 2020

to

30 Sep 2021

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

7 Berrys Road Emerald VIC 3782	\$752,600	07-Jul-21
12 Princess Avenue Emerald VIC 3782	\$806,500	30-Jun-21
34 Fairway Road Emerald VIC 3782	\$750,000	23-Jun-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: 20 October 2021



7 Berrys Road Emerald VIC 3782

Sold Price

\$752,600

Sold Date

07-Jul-21

 3  1  -

Distance

1.16km



12 Princess Avenue Emerald VIC 3782

Sold Price

\$806,500

Sold Date

30-Jun-21

 3  1  1

Distance

1.18km



34 Fairway Road Emerald VIC 3782

Sold Price

\$750,000

Sold Date

23-Jun-21

 3  1  2

Distance

3.54km

RS = Recent sale

UN = Undisclosed Sale

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