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

17 STEEL 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 \$1,250,000		\$1,350,000							
Median sale price											
(*Delete house or unit as applicable)											
Median Price	Median Price \$900,000 Pro		House	Suburb	Emerald						

Period-from 01 Apr 2021 to 31 Mar 2022 Source

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 LEGG ROAD EMERALD VIC 3782	\$821,500	02-Dec-21	
5 OUTLOOK ROAD EMERALD VIC 3782	\$825,000	27-Oct-21	
14 BAYVIEW ROAD EMERALD VIC 3782	\$900,000	12-Jan-22	

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: 26 April 2022



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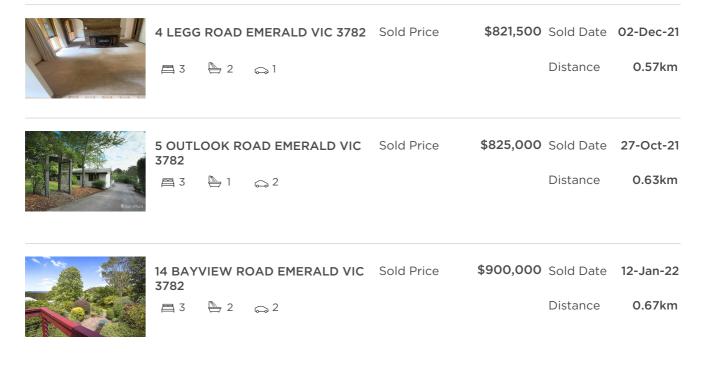
consumer.vic.gov.au

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	25 CLEMATIS PARK ROAD EMERALD VIC 3782			S	Sold Price	\$1,100,000	Sold Date	06-Jan-22
	昌 4	3	⇔ 2				Distance	0.75km

RS = Recent sale UN = Undisclosed Sale

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