

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

16 Grandview Avenue 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Emerald

Period-from

01 Jul 2019

to

30 Jun 2020

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

28 Elm Crescent Emerald VIC 3782	\$702,000	29-Jun-20
12 Sycamore Avenue Emerald VIC 3782	\$759,500	27-Feb-20

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.

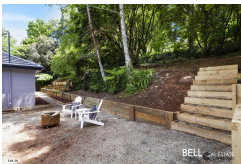
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28 Elm Crescent Emerald VIC 3782 Sold Price ^{RS}\$702,000 Sold Date 29-Jun-20

4 2 2 Distance 0.6km



12 Sycamore Avenue Emerald VIC 3782 Sold Price \$759,500 Sold Date 27-Feb-20

4 2 3 Distance 1.07km

RS = Recent sale UN = Undisclosed Sale

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