

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 107 Emerald-Monbulk Road, Emerald, VIC 3782

Indicative selling price

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

Price Range \$800,000 & \$880,000

Median sale price

Median price \$934,000 Property Type House Suburb Emerald (3782)
Period - From 01/09/2024 to 30/11/2024 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
11 ELM CRESCENT, EMERALD VIC 3782	\$910,000	26/09/2024
142 EMERALD-MONBULK ROAD, EMERALD VIC 3782	\$925,000	02/10/2024
66 EMERALD-MONBULK ROAD, EMERALD VIC 3782	\$950,000	07/03/2024

This Statement of Information was prepared on: 24/01/2025