

## 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

8 ELM CRESCENT EMERALD VIC 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Emerald

Period-from

01 May 2021

to

30 Apr 2022

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

5 POPLAR CRESCENT EMERALD VIC 3782	\$955,000	02-Dec-21
6 NOBELIUS STREET EMERALD VIC 3782	\$995,000	15-Dec-21
8 POPLAR CRESCENT EMERALD VIC 3782	\$1,132,000	16-Nov-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: 11 May 2022



**5 POPLAR CRESCENT EMERALD  
VIC 3782**

3 2 2

Sold Price

<sup>RS</sup> **\$955,000**

Sold Date

**02-Dec-21**

Distance

**0.19km**



**6 NOBELIUS STREET EMERALD VIC  
3782**

3 2 4

Sold Price

**\$995,000**

Sold Date

**15-Dec-21**

Distance

**0.19km**



**8 POPLAR CRESCENT EMERALD  
VIC 3782**

3 2 1

Sold Price

**\$1,132,000**

Sold Date

**16-Nov-21**

Distance

**0.15km**



**42 LAKESIDE DRIVE EMERALD VIC  
3782**

3 1 2

Sold Price

<sup>RS</sup> **\$1,180,000**

Sold Date

**06-Apr-22**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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