

## 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

25 Sunnyside Terrace 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

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Emerald

Period-from

01 Apr 2020

to

31 Mar 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

123 Emerald-Monbulk Road Emerald VIC 3782	\$880,000	12-Feb-21
8 Fairway Road Emerald VIC 3782	\$912,000	18-Jan-21
10 View Street Avonsleigh VIC 3782	\$920,000	27-Nov-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.~~

This Statement of Information was prepared on: 26 April 2021



**123 Emerald-Monbulk Road  
Emerald VIC 3782**

3 1 2

Sold Price **\$880,000** Sold Date **12-Feb-21**

Distance **0.96km**



**8 Fairway Road Emerald VIC 3782**

5 2 2

Sold Price **\$912,000** Sold Date **18-Jan-21**

Distance **2.25km**



**10 View Street Avonsleigh VIC 3782**

3 2 2

Sold Price **\$920,000** Sold Date **27-Nov-20**

Distance **2.5km**

RS = Recent sale UN = Undisclosed Sale

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