

## 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

28 WONG HEE ROAD 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

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Emerald

Period-from

01 May 2023

to

30 Apr 2024

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

Address of comparable property	Price	Date of sale
22 CLEMATIS PARK ROAD EMERALD VIC 3782	\$1,965,000	27-Feb-24

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: 17 May 2024

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**22 CLEMATIS PARK ROAD  
EMERALD VIC 3782**

 5  3  2

Sold Price **\$1,965,000** Sold Date **27-Feb-24**

Distance **1.34km**

RS = Recent sale      UN = Undisclosed Sale

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