

## 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

4 BROOKDALE AVENUE 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

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

Emerald

Period-from

01 Jul 2021

to

30 Jun 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

36 EMERALD-MONBULK ROAD EMERALD VIC 3782	\$1,300,000	29-Mar-22
2 SILVAN COURT EMERALD VIC 3782	\$1,350,000	16-Feb-22
7 MAJESTIC DRIVE EMERALD VIC 3782	\$1,310,000	09-Mar-22

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: 14 July 2022


**36 EMERALD-MONBULK ROAD  
EMERALD VIC 3782**
 4    2    6

Sold Price   **\$1,300,000**   Sold Date   **29-Mar-22**

Distance   **0.61km**

**2 SILVAN COURT EMERALD VIC  
3782**
 8    5    3

Sold Price   **\$1,350,000**   Sold Date   **16-Feb-22**

Distance   **3.16km**

**7 MAJESTIC DRIVE EMERALD VIC  
3782**
 4    2    4

Sold Price   **\$1,310,000**   Sold Date   **09-Mar-22**

Distance   **3.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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