

## 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

12 MAJESTIC DRIVE EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

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

9 MAJESTIC DRIVE EMERALD VIC 3782

\$1,190,000

11-Dec-23

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: 02 May 2024

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**9 MAJESTIC DRIVE EMERALD VIC  
3782**

 3  2  3

Sold Price

**\$1,190,000**

Sold Date

**11-Dec-23**

Distance

**0.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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