

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

54 BELLBIRD CRESCENT EMERALD VIC 3782

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Emerald

Period-from

01 Nov 2021

to

31 Oct 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

31A WRIGHT ROAD AVONSLEIGH VIC 3782	\$740,000	14-Nov-22
1 GARDEN STREET COCKATOO VIC 3781	\$740,000	11-Sep-22
4 STATION ROAD COCKATOO VIC 3781	\$750,000	01-Sep-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: 22 November 2022



31A WRIGHT ROAD AVONSLEIGH VIC 3782

Sold Price

^{RS} **\$740,000**

Sold Date

14-Nov-22

 3  2  -

Distance

0.43km



1 GARDEN STREET COCKATOO VIC 3781

Sold Price

\$740,000

Sold Date

11-Sep-22

 3  1  -

Distance

1.37km



4 STATION ROAD COCKATOO VIC 3781

Sold Price

\$750,000

Sold Date

01-Sep-22

 3  1  3

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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