

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

5 MACCLESFIELD ROAD 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Emerald

Period-from

01 Nov 2023

to

31 Oct 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

2 BELLBIRD CRESCENT EMERALD VIC 3782	\$910,000	14-Jun-24
11 ELM CRESCENT EMERALD VIC 3782	\$920,000	26-Sep-24
1 SUNNYSIDE TERRACE EMERALD VIC 3782	\$885,000	12-Sep-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.~~

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2 BELLBIRD CRESCENT EMERALD VIC 3782

 4  2  2

Sold Price

^{RS} **\$910,000**

Sold Date

14-Jun-24

Distance

1.29km



11 ELM CRESCENT EMERALD VIC 3782

 3  2  -

Sold Price

^{RS} **\$920,000** ^{UN}

Sold Date

26-Sep-24

Distance

1.34km



1 SUNNYSIDE TERRACE EMERALD VIC 3782

 3  1  2

Sold Price

^{RS} **\$885,000**

Sold Date

12-Sep-24

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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