

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 SYCAMORE AVENUE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Emerald

Period-from

01 Feb 2022

to

31 Jan 2023

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

56 LAKESIDE DRIVE EMERALD VIC 3782	\$767,500	12-Oct-22
31A WRIGHT ROAD AVONSLEIGH VIC 3782	\$740,000	04-Nov-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: 23 February 2023



56 LAKESIDE DRIVE EMERALD VIC 3782

Sold Price

\$767,500

Sold Date

12-Oct-22

 5  2  2

Distance

0.3km



31A WRIGHT ROAD AVONSLEIGH VIC 3782

Sold Price

\$740,000

Sold Date

04-Nov-22

 3  2  -

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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