

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

13 Ogilvy 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Emerald

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|-----------------------------------|-----------|-----------|
| 21 Heroes Avenue Emerald VIC 3782 | \$715,000 | 14-Mar-21 |
| | | |
| | | |

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 April 2021

COVID-19 OPEN FOR INSPECTION

Open for inspections are now allowed.
Please maintain social distancing and adhere to the appropriate safety precautions.

Persons entering will be asked to:

- Show photo ID and provide contact information
- Be mandatory for signage in the vehicle to assist in faster results.

Security questions:

- If an electronic device keeping method is used, 1 person per 2 square ft is allowed.
- If a manual record keeping method is used, 1 person per 4 square meters is allowed.

Please do not enter if you are unwell or experiencing any symptoms of COVID-19.

 3 1 1

RS **\$715,000** Sold Date **14-Mar-21**

Distance 1.21km

4. February 2007

RS = Recent sale UN = Undisclosed Sale

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