

## 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

23 WESTLANDS ROAD EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Emerald

Period-from

01 Dec 2023

to

30 Nov 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

Address of comparable property	Price	Date of sale
27 CHURCH STREET EMERALD VIC 3782	\$1,170,000	04-Oct-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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Riley Nicholas  
P 59684522  
M 0488501218  
E rnicholas@barryplant.com.au



**27 CHURCH STREET EMERALD VIC 3782**

Sold Price

<sup>RS</sup>

**\$1,170,000**

Sold Date

**04-Oct-24**

 3

 2

 8

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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