

## 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 BELLBIRD CRESCENT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$973,900

Property type

House

Suburb

Emerald

Period-from

01 Oct 2021

to

30 Sep 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

6 STATION AVENUE EMERALD VIC 3782	\$1,055,000	25-Aug-22
47 EMERALD LAKE ROAD EMERALD VIC 3782	\$1,040,000	22-Jul-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: 21 October 2022



**6 STATION AVENUE EMERALD VIC 3782**

Sold Price

**\$1,055,000**

Sold Date

**25-Aug-22**

 3

 2

 2

Distance

**1.08km**



**47 EMERALD LAKE ROAD  
EMERALD VIC 3782**

Sold Price

**\$1,040,000**

Sold Date

**22-Jul-22**

 6

 3

 2

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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