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 CHARMAN AVENUE EMERALD VIC 3782

Indicative selling price

Period-from

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

Single Price		or range betweer	5700000	&	\$770,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$921,000	Property type	House	Suburb	Emerald				
l]						

30 Jun 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2021

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.

to

Address of comparable property	Price	Date of sale
22 ANNE STREET EMERALD VIC 3782	\$755,000	16-Apr-22
9 BERRYS ROAD EMERALD VIC 3782	\$765,000	30-Apr-22
19 MACCLESFIELD ROAD EMERALD VIC 3782	\$730,000	25-Mar-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: 14 July 2022



Corelogic

consumer.vic.gov.au



BETHANY DAY

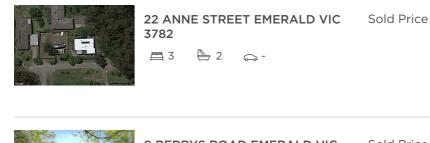
- P 59686222
- M 0438844968

E bethanyd@bellrealestate.com.au

^{RS}\$755,000 Sold Date 16-Apr-22

Distance

1.82km



	9 BERR 3782	YS ROA	D EMERALD VIC	Sold Price	^{RS} \$765,000	Sold Date	30-Apr-22
See and	昌 3	2	ç⇒ 2			Distance	1.55km



Sec. 2	19 MACCLESFIELD ROAD EMERALD VIC 3782			Sold	Price	\$730,000	Sold Date	25-Mar-22
	E 3	1	⇔ 2				Distance	1.97km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.