

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

6 Christians 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,000

Property type

House

Suburb

Emerald

Period-from

01 Jun 2020

to

31 May 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

3 Wright Road Avonsleigh VIC 3782	\$752,500	25-Feb-21
9 Upper Grieve Road Avonsleigh VIC 3782	\$751,050	09-Mar-21
31 Lawsons Road Emerald VIC 3782	\$765,000	03-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 June 2021

3 Wright Road Avonsleigh VIC 3782	Sold Price	\$752,500	Sold Date	25-Feb-21
 4	 2	 3	Distance	0.81km
9 Upper Grieve Road Avonsleigh VIC 3782	Sold Price	\$751,050	Sold Date	09-Mar-21
 3	 1	 -	Distance	0.96km
31 Lawsons Road Emerald VIC 3782	Sold Price	\$765,000	Sold Date	03-Mar-21
 -	 2	 2	Distance	1.16km

RS = Recent sale
 UN = Undisclosed Sale

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