

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

14-16 SYCAMORE 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,000

Property type

House

Suburb

Emerald

Period-from

01 Apr 2021

to

31 Mar 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

1-3 PALM COURT EMERALD VIC 3782	\$1,900,000	12-Mar-21
3 BRAESIDE AVENUE SHERBROOKE VIC 3789	\$1,600,000	25-Jan-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: 04 April 2022



1-3 PALM COURT EMERALD VIC 3782

5 3 2

Sold Price **\$1,900,000** Sold Date **12-Mar-21**

Distance **2.07km**



3 BRAESIDE AVENUE SHERBROOKE VIC 3789

4 3 6

Sold Price **\$1,600,000** Sold Date **25-Jan-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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