

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

5 MACCLESFIELD ROAD 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

\$820,000

&

\$900,000

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

1 SYMONS ROAD AVONSLEIGH VIC 3782	\$850,000	27-May-22
44 FLORENCE AVENUE EMERALD VIC 3782	\$840,000	01-Oct-22
2 MARGARET ROAD AVONSLEIGH VIC 3782	\$920,000	26-Aug-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: 20 October 2022

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1 SYMONS ROAD AVONSLEIGH VIC 3782 Sold Price **\$850,000** Sold Date **27-May-22**

 3  2  -

Distance **0.77km**



44 FLORENCE AVENUE EMERALD VIC 3782 Sold Price ^{RS} **\$840,000** Sold Date **01-Oct-22**

 3  1  6

Distance **1.79km**



2 MARGARET ROAD AVONSLEIGH VIC 3782 Sold Price ^{RS} **\$920,000** Sold Date **26-Aug-22**

 3  2  4

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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