

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

39 EMERALD LAKE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$973,900

Property type

House

Suburb

Emerald

Period-from

01 Nov 2021

to

31 Oct 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

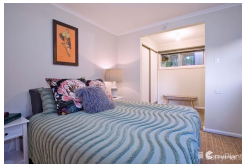
Date of sale

27 CHARMAN AVENUE EMERALD VIC 3782	\$1,012,150	26-Sep-22
8 ELM CRESCENT EMERALD VIC 3782	\$1,030,000	08-Jun-22
13 GLENVISTA AVENUE EMERALD VIC 3782	\$1,000,000	01-Sep-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: 15 November 2022



27 CHARMAN AVENUE EMERALD VIC 3782

Sold Price

^{RS} **\$1,012,150**

Sold Date **26-Sep-22**

 3  1  7

Distance **1.37km**



8 ELM CRESCENT EMERALD VIC 3782

Sold Price

^{RS} **\$1,030,000**

Sold Date **08-Jun-22**

 4  2  5

Distance **1.44km**



13 GLENVISTA AVENUE EMERALD VIC 3782

Sold Price

^{RS} **\$1,000,000**

Sold Date **01-Sep-22**

 3  1  2

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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