

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

10 MAISIE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,250

Property type

House

Suburb

Emerald

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 BIRCH AVENUE EMERALD VIC 3782	\$1,156,000	08-Feb-25
23 WESTLANDS ROAD EMERALD VIC 3782	\$1,180,500	25-Mar-25
10 NAYLORS ROAD EMERALD VIC 3782	\$1,065,000	16-Oct-24

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.~~

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5 BIRCH AVENUE EMERALD VIC 3782

Sold Price

RS - UN

 Sold Date **08-Feb-25**
 4  2  2

 Distance **0.3km**

23 WESTLANDS ROAD EMERALD VIC 3782

Sold Price

 RS **\$1,180,500**

 Sold Date **25-Mar-25**
 3  2  2

 Distance **0.49km**

10 NAYLORS ROAD EMERALD VIC 3782

Sold Price

\$1,065,000

 Sold Date **16-Oct-24**
 4  2  2

 Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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