

## 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

9 ASH GROVE MENZIES CREEK VIC 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,225,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Menzies Creek

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

23 SELBY-AURA ROAD MENZIES CREEK VIC 3159	\$1,300,000	23-Oct-24
5 BIRCH AVENUE EMERALD VIC 3782	\$1,156,000	08-Feb-25
42 EMERALD-MONBULK ROAD EMERALD VIC 3782	\$1,272,550	05-Mar-25

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: 28 March 2025



## 23 SELBY-AURA ROAD MENZIES CREEK VIC 3159

4 2 3

Sold Price **\$1,300,000** Sold Date **23-Oct-24**

Distance **0.79km**



## 5 BIRCH AVENUE EMERALD VIC 3782

4 2 2

Sold Price <sup>RS</sup> **\$1,156,000** <sup>UN</sup> Sold Date **08-Feb-25**

Distance **3.25km**



## 42 EMERALD-MONBULK ROAD EMERALD VIC 3782

5 3 20

Sold Price <sup>RS</sup> **\$1,272,550** Sold Date **05-Mar-25**

Distance **3.96km**

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

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