

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 BEACONSFIELD-EMERALD 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

\$900,000

Property type

House

Suburb

Emerald

Period-from

01 Jun 2023

to

31 May 2024

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

2 PEPPERMINT COURT EMERALD VIC 3782	\$1,050,000	21-Mar-24
12 BAYVIEW ROAD EMERALD VIC 3782	\$1,050,000	23-Apr-24
2 PARADISE AVENUE CLEMATIS VIC 3782	\$960,000	09-Apr-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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**2 PEPPERMINT COURT EMERALD
VIC 3782**

 3  1  4

Sold Price **\$1,050,000** Sold Date **21-Mar-24**

Distance **0.98km**



**12 BAYVIEW ROAD EMERALD VIC
3782**

 4  3  2

Sold Price ^{RS} **\$1,050,000** Sold Date **23-Apr-24**

Distance **1.11km**



**2 PARADISE AVENUE CLEMATIS
VIC 3782**

 3  2  3

Sold Price ^{RS} **\$960,000** Sold Date **09-Apr-24**

Distance **2.35km**

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

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