

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

24 MEMORIAL AVENUE 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Emerald

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

9 RUSSELL STREET EMERALD VIC 3782	\$912,500	08-Oct-24
37 WESTLANDS ROAD EMERALD VIC 3782	\$885,000	09-Nov-24
8 WOODLANDS AVENUE EMERALD VIC 3782	\$865,000	18-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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9 RUSSELL STREET EMERALD VIC 3782

Sold Price

\$912,500

Sold Date **08-Oct-24**

 3  2  8

Distance **0.07km**



37 WESTLANDS ROAD EMERALD VIC 3782

Sold Price

\$885,000

Sold Date **09-Nov-24**

 3  2  6

Distance **0.45km**



8 WOODLANDS AVENUE EMERALD VIC 3782

Sold Price

\$865,000

Sold Date **18-Oct-24**

 4  1  2

Distance **0.54km**

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

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