

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

6 MIMOSA 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

\$1,070,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Emerald

Period-from

01 Jan 2025

to

31 Dec 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

29 MAJESTIC DRIVE EMERALD VIC 3782

\$1,080,000

16-Dec-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.

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Riley Nicholas
P 59684522
M 0488501218
E rnicholas@barryplant.com.au



29 MAJESTIC DRIVE EMERALD VIC 3782

Sold Price

^{RS}\$1,080,000

Sold Date

16-Dec-25

3

2

2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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