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 Bower Court 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	$840,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$717,000	Property type	House	Suburb	Emerald
Period-from	01 Nov 2019	to	31 Oct 2020	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
15 Old Gembrook Road Emerald VIC 3782	$935,000	14-May-20
20 Ronald Road Emerald VIC 3782	$820,000	20-Aug-20

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: 30 November 2020

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15 Old Gembrook Road Emerald VIC 3782

4 2 5

Sold Price **$935,000** Sold Date **14-May-20**

Distance **1.16km**



20 Ronald Road Emerald VIC 3782

4 2 5

Sold Price RS **$820,000** Sold Date **20-Aug-20**

Distance **1.23km**

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

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