

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	6 STATION AVENUE, EMERALD, VIC 3782
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### Indicative selling price

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

Range between \$650,000 & \$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price	\$772,500	*House	<input checked="" type="checkbox"/>	Suburb	EMERALD
Period - From	01 January 2018	to	31 December 2018	Source	Pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
12 Russell Street, Emerald, Vic 3782	\$710,000	23/10/2018
18 Ambrose Street, Emerald, Vic 3782	\$684,000	08/02/2019
1 William Street, Emerald, Vic 3782	\$685,000	01/08/2018