

# 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 3 Paradise Grove, Emerald, VIC 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$795,000

&

\$874,500

### Median sale price

Median price

\$790,000

Property Type

House

Suburb

Emerald (3782)

Period - From

01/11/2020

to

31/01/2021

Source

REIV

### Comparable property sales

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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
17 HEROES AVENUE, EMERALD VIC 3782	\$820,000	30/10/2020
9 ORCHARD GROVE, EMERALD	\$855,000	27/10/2020
17 MEADOWVIEW LANE, EMERALD	\$830,000	20/10/2020

This Statement of Information was prepared on: 03/02/2021