

## 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

1 Kings Road Emerald VIC 3782

### 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)

Single-Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Emerald

Period-from

01 Mar 2020

to

28 Feb 2021

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

17 Heroes Avenue Emerald VIC 3782	\$820,000	30-Oct-20
12 Westlands Road Emerald VIC 3782	\$820,000	01-Feb-21
9 Emerald-Monbulk Road Emerald VIC 3782	\$814,050	27-Feb-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: 22 March 2021

BETHANY DAY  
 P 59686222  
 M 0438844968  
 E bethanyd@bellrealestate.com.au

**We are OPEN for Private Inspections!**

We're working within strict Covid guidelines to keep you safe - the following rules must be followed:

- Only the agent and prospective buyer or tenant are allowed to attend the private inspection. The prospective buyer or tenant is allowed to be accompanied for support from an attending household or relative.
- Inspections must be no more than 15 minutes in duration and we ask that you refrain from being within the home.
- Masks must be worn at all times & use hand sanitizer and gloves available to be used.

Call us today to book your private inspection!


**BarryPlant**

**17 Heroes Avenue Emerald VIC 3782**

4 2 2

Sold Price **\$820,000** Sold Date **30-Oct-20**

Distance **0.18km**



**OPEN FOR INSPECTIONS ARE BACK**

THE THINGS YOU NEED TO KNOW:

The property is now open for inspection as per scheduled street. Please contact the agent to register your interest and book in a private inspection. All agents must adhere to the following requirements:

- The property can only allow a certain number of people into the property at any one time.
- All prospective buyers must be registered on alternative platforms and will be made available.
- The inspection will have strict results recorded for contact tracing purposes.

At Bell Real Estate we strive to serve our community and provide a safe and secure environment for all.


**Think RESULTS Think BELL**

**12 Westlands Road Emerald VIC 3782**

3 2 1

Sold Price <sup>RS</sup> **\$820,000** Sold Date **01-Feb-21**

Distance **0.57km**



**9 Emerald-Monbulk Road Emerald VIC 3782**

4 2 8

Sold Price **\$814,050** Sold Date **27-Feb-20**

Distance **0.58km**

RS = Recent sale      UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.