

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

4 WOMBAT CRESCENT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,250

Property type

House

Suburb

Emerald

Period-from

01 Apr 2024

to

31 Mar 2025

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

53 FERN GLADE DRIVE EMERALD VIC 3782

\$1,055,000

14-Feb-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.

This Statement of Information was prepared on: 03 April 2025

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53 FERN GLADE DRIVE EMERALD
VIC 3782

4

2

2

Sold Price

\$1,055,000

Sold Date

14-Feb-25

Distance

0.09km

RS = Recent saleUN = Undisclosed Sale

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