

## 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

11 GRANDVIEW AVENUE EMERALD VIC 3782

### Indicative selling price

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

Single Price

or range  
between

\$1,275,000

&

\$1,395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$911,000

Property type

House

Suburb

Emerald

Period-from

01 Jun 2024

to

31 May 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

3 MARY STREET EMERALD VIC 3782	\$1,310,000	12-Dec-24
14 RONALD ROAD EMERALD VIC 3782	\$1,350,000	12-Dec-24

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: 17 June 2025



**3 MARY STREET EMERALD VIC  
3782**

4 2 4

Sold Price **\$1,310,000** Sold Date **12-Dec-24**

Distance **1.85km**



**14 RONALD ROAD EMERALD VIC  
3782**

4 3 6

Sold Price **\$1,350,000** Sold Date **12-Dec-24**

Distance **2.13km**

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

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