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	28 AMBROSE STREET 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$911,000	Property type	House	Suburb	Emerald
Period-from	01 May 2024	to	30 Apr 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
67 KILVINGTON DRIVE EMERALD VIC 3782	$920,000	28-Mar-25
9 BOUNDARY ROAD WEST EMERALD VIC 3782	$935,000	07-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.

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67 KILVINGTON DRIVE EMERALD VIC 3782

3 2 4

Sold Price **$920,000** Sold Date **28-Mar-25**

Distance **1.45km**

9 BOUNDARY ROAD WEST EMERALD VIC 3782

4 2 4

Sold Price **$935,000** Sold Date **07-Dec-24**

Distance **1.84km**

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

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