

Harcourts Rowville

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 **76 KILVINGTON DRIVE EMERALD, VIC. 3782**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between **\$600,000** & **\$660,000**

Median sale price

Median price **\$918,000** Property type **Land** Suburb **Emerald**

Period - From **Apr 23** to **Jun 23** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

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 six months.

This Statement of Information was prepared on: **15 August 2023**