

## 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](https://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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