

## 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

20 AMBROSE STREET EMERALD VIC 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$927,500

Property type

House

Suburb

Emerald

Period-from

01 Sep 2022

to

31 Aug 2023

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
39 EMERALD LAKE ROAD EMERALD VIC 3782	\$1,040,000	19-Nov-22
1A ROYAL PARADE EMERALD VIC 3782	\$1,056,000	22-Feb-23
26 FERN GLADE DRIVE EMERALD VIC 3782	\$1,100,000	02-Aug-23

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: 08 September 2023



**39 EMERALD LAKE ROAD  
 EMERALD VIC 3782**

 3  2  2

Sold Price **\$1,040,000** Sold Date **19-Nov-22**

Distance **0.9km**



**1A ROYAL PARADE EMERALD VIC  
 3782**

 3  2  2

Sold Price **\$1,056,000** Sold Date **22-Feb-23**

Distance **1.15km**



**26 FERN GLADE DRIVE EMERALD  
 VIC 3782**

 4  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **02-Aug-23**

Distance **1.23km**

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

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