

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

2/6 DOVETON AVENUE EUMEMMERRING VIC 3177

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

\$490,000

&

\$538,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/6 COULSON AVENUE EUMEMMERRING VIC 3177	\$612,000	26-Aug-24
2/13 OAK AVENUE DOVETON VIC 3177	\$560,000	28-Jul-24
3/23 TRISTANIA STREET DOVETON VIC 3177	\$450,000	13-Jul-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: 24 December 2024



**3/6 COULSON AVENUE
EUMEMMERRING VIC 3177**

2 2 1

Sold Price **\$612,000** Sold Date **26-Aug-24**

Distance **0.59km**



**2/13 OAK AVENUE DOVETON VIC
3177**

2 2 1

Sold Price **\$560,000** Sold Date **28-Jul-24**

Distance **0.96km**



**3/23 TRISTANIA STREET
DOVETON VIC 3177**

2 2 1

Sold Price **\$450,000** Sold Date **13-Jul-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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