

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

22 Eumemmerring Drive, Eumemmerring Vic 3177

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$533,000

Property Type

House

Suburb

Eumemmerring

Period - From

03/06/2019

to

02/06/2020

Source

REIV

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 six 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
1	72 Matthew Flinders Av ENDEAVOUR HILLS 3802	\$630,000	23/01/2020
2	8 Gumbuya Cl EUMEMMERRING 3177	\$600,000	20/01/2020
3	11 Lara Ct HALLAM 3803	\$580,000	08/01/2020

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 six months.~~

This Statement of Information was prepared on:

03/06/2020 16:09



3 1 4

Property Type: House (Previously Occupied - Detached)
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price

\$550,000

Median House Price

03/06/2019 - 02/06/2020: \$533,000

Comparable Properties

72 Matthew Flinders Av ENDEAVOUR HILLS 3802 (VG)

Agent Comments

4 - -

Price: \$630,000

Method: Sale

Date: 23/01/2020

Property Type: House (Res)

Land Size: 641 sqm approx



8 Gumbuya CI EUMEMMERRING 3177 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 20/01/2020

Property Type: House (Res)

Land Size: 650 sqm approx



11 Lara Ct HALLAM 3803 (VG)

Agent Comments

3 - -

Price: \$580,000

Method: Sale

Date: 08/01/2020

Property Type: House (Res)

Land Size: 692 sqm approx