

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

4 JONATHAN COURT 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,750

Property type

House

Suburb

Eumemmerring

Period-from

01 Oct 2022

to

30 Sep 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

12B RHODEN GROVE EUMEMMERRING VIC 3177	\$600,000	05-May-23
5 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177	\$600,000	30-Nov-22

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: 16 October 2023



12B RHODEN GROVE EUMEMMERRING VIC 3177

 3  1  2

Sold Price ^{RS} **\$600,000** Sold Date **05-May-23**

Distance **0.26km**



5 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

 3  1  2

Sold Price **\$600,000** Sold Date **30-Nov-22**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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