

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

3/9-11 OLIVE ROAD 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Sep 2023

to

31 Aug 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

2/21 REDFERN CRESCENT EUMEMMERRING VIC 3177	\$465,500	15-Jul-24
6/9-11 OLIVE ROAD EUMEMMERRING VIC 3177	\$412,000	24-Jun-24
7/41 DOVETON AVENUE EUMEMMERRING VIC 3177	\$435,000	24-Apr-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: 23 August 2024



**2/21 REDFERN CRESCENT
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

^{RS}

\$465,500

Sold Date

15-Jul-24

Distance

0.4km



**6/9-11 OLIVE ROAD
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

^{RS}

\$412,000

Sold Date

24-Jun-24

Distance

0.04km



**7/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

\$435,000

Sold Date

24-Apr-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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