

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/48 Doveton Avenue Eumemmerring

### 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)

range between \$370,000 & \$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$362,500  \*Unit x Suburb Eumemmerring

Period - From 1<sup>st</sup> Mar 2017 to 26<sup>th</sup> Mar 2018 Source Domain.com.au

### 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
3/48 Doveton Avenue Eumemmerring	\$390,000	10 <sup>th</sup> Dec 2017
1/2 Stanis Street Eumemmerring	\$425,000	28 <sup>th</sup> Feb 2018
4/67-69 Ash Street Doveton	\$385,000	14 <sup>th</sup> Nov 2017