

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

5 RIANA LOOP 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

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/11 CARLISLE ROAD HALLAM VIC 3803	\$750,000	10-Mar-22
18 BARRIER REEF CIRCUIT ENDEAVOUR HILLS VIC 3802	\$742,000	27-Dec-21
3 RIANA LOOP EUMEMMERRING VIC 3177	\$700,000	15-Mar-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: 11 April 2022



1/11 CARLISLE ROAD HALLAM VIC 3803

Sold Price

^{RS}

\$750,000

Sold Date

10-Mar-22

4 2 1

Distance

-



18 BARRIER REEF CIRCUIT ENDEAVOUR HILLS VIC 3802

Sold Price

\$742,000

Sold Date

27-Dec-21

4 2 2

Distance

-



3 RIANA LOOP EUMEMMERRING VIC 3177

Sold Price

^{RS}

\$700,000

Sold Date

15-Mar-22

4 2 2

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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