

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

1/19 MCLENNAN STREET 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/10 TARATA DRIVE DOVETON VIC 3177	\$530,000	27-Feb-25
2/48 POWER STREET DANDENONG VIC 3175	\$550,000	20-Nov-24
1/15 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802	\$570,000	17-Nov-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: 18 March 2025



3/10 TARATA DRIVE DOVETON VIC 3177

2 1 1

Sold Price

^{RS}

\$530,000

Sold Date

27-Feb-25

Distance

0.22km



2/48 POWER STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$550,000

Sold Date

20-Nov-24

Distance

1.83km



1/15 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802

2 1 1

Sold Price

\$570,000

Sold Date

17-Nov-24

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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