

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 1/46 Riverview Crescent, Eumemmering 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$420,000 & \$460,000

Median sale price

Median price \$555,000 Property type Unit Suburb Eumemmering

Period - From 18/07/2021 to 17/07/2022 Source R.E.I.V

Comparable property sales

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
17/41 Doveton Avenue, Eumemmering 3177	\$452,000	03/05/2022
3 Box Street, Doveton 3177	\$400,000	27/03/2022
21 Lacebark Street, Doveton 3177	\$499,500	20/04/2022

This Statement of Information was prepared on: 18/07/2022