

## 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

29 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$616,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Eumemmerring

Period-from

01 May 2022

to

30 Apr 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 37 OLIVE ROAD EUMEMMERRING VIC 3177        | \$580,000 | 02-Mar-23 |
| 5 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177 | \$600,000 | 30-Nov-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: 10 May 2023



**37 OLIVE ROAD EUMEMMERRING  
VIC 3177**

 3  1  3

Sold Price

**\$580,000**

Sold Date

**02-Mar-23**

Distance

**0.41km**



**5 EUMEMMERRING DRIVE  
EUMEMMERRING VIC 3177**

 3  1  2

Sold Price

**\$600,000**

Sold Date

**30-Nov-22**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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