

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

4/12 DOVETON AVENUE 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Nov 2021

to

31 Oct 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

3/5 THEYER STREET EUMEMMERRING VIC 3177	\$620,000	10-Jun-22
28B MCLENNAN STREET EUMEMMERRING VIC 3177	\$600,000	04-Jun-22
21A ALEXANDER STREET HALLAM VIC 3803	\$618,000	28-Oct-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: 18 November 2022



**3/5 THEYER STREET
EUMEMMERRING VIC 3177**

3 2 -

Sold Price **\$620,000** Sold Date **10-Jun-22**

Distance **0.6km**



**28B MCLENNAN STREET
EUMEMMERRING VIC 3177**

3 2 2

Sold Price **\$600,000** Sold Date **04-Jun-22**

Distance **0.6km**



**21A ALEXANDER STREET HALLAM
VIC 3803**

4 2 1

Sold Price ^{RS} **\$618,000** Sold Date **28-Oct-22**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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