

## 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

2/2 WAYGARA STREET EUMEMMERRING VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Sep 2021

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/41 DOVETON AVENUE EUMEMMERRING VIC 3177 | \$370,000 | 12-Jun-21 |
| 16/9-11 OLIVE ROAD EUMEMMERRING VIC 3177  | \$390,000 | 12-Jun-21 |
|                                           |           |           |

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 September 2022



**3/41 DOVETON AVENUE  
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price **\$370,000** Sold Date **12-Jun-21**

Distance **0.33km**



**16/9-11 OLIVE ROAD  
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price **\$390,000** Sold Date **12-Jun-21**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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