

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

6 RHODEN GROVE 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Sep 2023

to

31 Aug 2024

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

108 PAPERBARK STREET DOVETON VIC 3177	\$622,500	12-Aug-24
14 LILLY PILLY AVENUE DOVETON VIC 3177	\$630,000	05-Sep-23
103 DOVETON AVENUE EUMEMMERRING VIC 3177	\$670,000	29-Sep-23

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: 19 September 2024



**108 PAPERBARK STREET
DOVETON VIC 3177**

Sold Price

^{RS}

\$622,500

Sold Date

12-Aug-24

 3

 1

 1

Distance

0.69km



**14 LILLY PILLY AVENUE DOVETON
VIC 3177**

Sold Price

\$630,000

Sold Date

05-Sep-23

 3

 1

 1

Distance

0.77km



**103 DOVETON AVENUE
EUMEMMERRING VIC 3177**

Sold Price

\$670,000

Sold Date

29-Sep-23

 3

 1

 1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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