

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

1/19 MCLENNAN STREET 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/7 JONATHAN COURT EUMEMMERRING VIC 3177	\$475,000	19-Nov-24
5A STANIS STREET EUMEMMERRING VIC 3177	\$550,000	24-Jun-24

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: 24 February 2025



**2/7 JONATHAN COURT
EUMEMMERRING VIC 3177**

 2  1  2

Sold Price ^{RS} **\$475,000** Sold Date **19-Nov-24**

Distance **0.49km**



**5A STANIS STREET
EUMEMMERRING VIC 3177**

 2  1  -

Sold Price **\$550,000** Sold Date **24-Jun-24**

Distance **0.29km**

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

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