

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/46 Riverview Crescent, Eumemmerring 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$429,000

Median sale price

Median price \$468,000 Property type Unit Suburb Eumemmerring

Period - From 22/02/2022 to 21/02/2023 Source R.E.I.V

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/2 Adam Avenue, Hallam 3803	\$420,000	21/02/2023
6/9 Dorothy Street, Doveton 3177	\$408,000	17/12/2022
5/9-11 Olive Road, Eumemmerring 3177	\$430,000	10/02/2023

This Statement of Information was prepared on: 22/02/2023