

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

9 Mystic Court 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,350

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Jul 2020

to

30 Jun 2021

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

16/43-47 Doveton Avenue Eumemmerring VIC 3177	\$408,000	08-Oct-19
3/15 Eumemmerring Drive Eumemmerring VIC 3177	\$422,000	19-Nov-20
1/15 Eumemmerring Drive Eumemmerring VIC 3177	\$400,000	06-Apr-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: 01 July 2021



**16/43-47 Doveton Avenue
 Eumemmerring VIC 3177**

 2  1  1

Sold Price **\$408,000** Sold Date **08-Oct-19**

Distance **0.12km**



**3/15 Eumemmerring Drive
 Eumemmerring VIC 3177**

 2  2  1

Sold Price **\$422,000** Sold Date **19-Nov-20**

Distance **0.38km**



**1/15 Eumemmerring Drive
 Eumemmerring VIC 3177**

 2  -  -

Sold Price **\$400,000** Sold Date **06-Apr-21**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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