

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

1/6 DOVETON AVENUE 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

\$520,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Feb 2022

to

31 Jan 2023

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

29/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	\$500,000	29-Dec-21
8B DOVETON AVENUE EUMEMMERRING VIC 3177	\$510,000	31-Aug-21
2/12 DOVETON AVENUE EUMEMMERRING VIC 3177	\$561,000	08-Apr-22

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: 23 February 2023

COVID-19 Approved
Open Home Policy



We clearly and fully disclose the risks and safety steps of our open homes.
Please follow the guidelines of the state of Victoria.
Please do not attend if you are unwell or have been in contact with someone who has been unwell.

**29/43-47 DOVETON AVENUE
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price **\$500,000** Sold Date **29-Dec-21**

Distance **0.36km**



**8B DOVETON AVENUE
EUMEMMERRING VIC 3177**

 3  2  1

Sold Price **\$510,000** Sold Date **31-Aug-21**

Distance **0.04km**



**2/12 DOVETON AVENUE
EUMEMMERRING VIC 3177**

 3  2  1

Sold Price **\$561,000** Sold Date **08-Apr-22**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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