

## 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

12B RHODEN GROVE EUMEMMERRING VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Eumemmerring

Period-from

01 Apr 2022

to

31 Mar 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

5 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177	\$600,000	30-Nov-22
2 JODIE CLOSE DOVETON VIC 3177	\$619,000	08-Feb-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 April 2023



**5 EUMEMMERRING DRIVE  
EUMEMMERRING VIC 3177**

 3  1  2

Sold Price **\$600,000** Sold Date **30-Nov-22**

Distance **0.58km**



**2 JODIE CLOSE DOVETON VIC 3177**

 3  2  1

Sold Price **\$619,000** Sold Date **08-Feb-23**

Distance **1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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