

Statement of Information

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

9 Creek 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Eumemmerring

Period-from

01 Jun 2018

to

31 May 2019

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

13 Riverview Crescent Eumemmerring VIC 3177	\$645,000	15-Jan-19
31 Albert Road Hallam VIC 3803	\$630,000	31-Dec-18
30 Albert Road Hallam VIC 3803	\$610,000	20-Dec-18

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.~~

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**13 Riverview Crescent
Eumemmerring VIC 3177**

3 1 2

Sold Price **\$645,000** Sold Date **15-Jan-19**

Distance **0.17km**



31 Albert Road Hallam VIC 3803

3 1 2

Sold Price ^{RS} **\$630,000** Sold Date **31-Dec-18**

Distance **1.7km**



30 Albert Road Hallam VIC 3803

3 1 2

Sold Price ^{RS} **\$610,000** Sold Date **20-Dec-18**

Distance **1.57km**

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

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