

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

42A Riverview Crescent 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Apr 2020

to

31 Mar 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

3/56 Doveton Avenue Eumemmerring VIC 3177	\$520,000	02-Mar-21
8 Anbar Mews Hallam VIC 3803	\$530,000	12-Apr-21
37A Rowan Drive Doveton VIC 3177	\$520,000	20-Dec-20

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: 29 April 2021



**3/56 Doveton Avenue
Eumemmerring VIC 3177**

 3  2  2

Sold Price **\$520,000** Sold Date **02-Mar-21**

Distance **0.43km**



8 Anbar Mews Hallam VIC 3803

 3  2  2

Sold Price ^{RS} **\$530,000** Sold Date **12-Apr-21**

Distance **1.18km**



37A Rowan Drive Doveton VIC 3177

 3  1  1

Sold Price **\$520,000** Sold Date **20-Dec-20**

Distance **1.38km**

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

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