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

14 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	\$549,000	&	\$599,000
Single Price		\$549,000	&	\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$508,625	Prope	erty type	Unit		Suburb	Eumemmerring
Period-from	01 Oct 2022	to	30 Sep 2	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
21B LILLY PILLY AVENUE DOVETON VIC 3177	\$520,000	12-Jul-23
29 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177	\$607,500	17-Jun-23
20 KIDDS ROAD DOVETON VIC 3177	\$585,000	25-Jul-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: 30 October 2023





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21B LILLY PILLY AVENUE **DOVETON VIC 3177**

Sold Price

\$520,000 Sold Date

12-Jul-23

Distance

0.44km



29 EUMEMMERRING DRIVE **EUMEMMERRING VIC 3177**

= 3 ₽ 1 Sold Price

\$607,500 Sold Date **17-Jun-23**

Distance 0.29km



20 KIDDS ROAD DOVETON VIC 3177

= 3

Sold Price

\$585,000 Sold Date

25-Jul-23

0.53km Distance



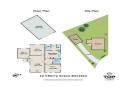
17 SHEOAK STREET DOVETON VIC Sold Price 3177

= 3

\$531,000 Sold Date

11-Jul-23

Distance 0.54km



12 CHERRY GROVE DOVETON VIC Sold Price 3177

*\$550,000 Sold Date 04-Oct-23

= 3

₾ 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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