

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,625

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Oct 2022

to

30 Sep 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



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

2 2 1

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**12-Jul-23**

Distance

**0.44km**



**29 EUMEMMERRING DRIVE  
EUMEMMERRING VIC 3177**

3 1 1

Sold Price

**\$607,500**

Sold Date

**17-Jun-23**

Distance

**0.29km**



**20 KIDDS ROAD DOVETON VIC  
3177**

3 1 2

Sold Price

**\$585,000**

Sold Date

**25-Jul-23**

Distance

**0.53km**



**17 SHEOAK STREET DOVETON VIC  
3177**

3 1 1

Sold Price

**\$531,000**

Sold Date

**11-Jul-23**

Distance

**0.54km**



**12 CHERRY GROVE DOVETON VIC  
3177**

3 1 1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**04-Oct-23**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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