

## 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

31/58 Doveton Avenue Eumemmerring VIC 3177

### Indicative selling price

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

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Mar 2019

to

29 Feb 2020

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

12/58 Doveton Avenue Eumemmerring VIC 3177	\$547,350	12-Oct-19
2/26 Charles Avenue Hallam VIC 3803	\$510,000	12-Oct-19

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: 13 March 2020


**12/58 Doveton Avenue  
Eumemmerring VIC 3177**
 3  2  1

Sold Price

<sup>RS</sup>
**\$547,350**

Sold Date

**12-Oct-19**

Distance

-


**2/26 Charles Avenue Hallam VIC  
3803**
 3  2  2

Sold Price

**\$510,000**

Sold Date

**12-Oct-19**

Distance

**0.76km**

2/26 Charles Avenue, Hallam  
VIC 3803

**RS** = Recent sale

**UN** = Undisclosed Sale

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