

## 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

3 REDFERN CRESCENT 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

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Eumemmerring

Period-from

01 Mar 2022

to

28 Feb 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/19 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177 | \$550,000 | 07-Feb-23 |
| 2 HENRY AVENUE HALLAM VIC 3803                | \$568,000 | 10-Jan-23 |
| 8 HIBISCUS COURT DOVETON VIC 3177             | \$600,000 | 16-Jan-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: 31 March 2023



## 2/19 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

3 2 2

Sold Price **\$550,000** Sold Date **07-Feb-23**

Distance **0.5km**



## 2 HENRY AVENUE HALLAM VIC 3803

3 1 -

Sold Price **\$568,000** Sold Date **10-Jan-23**

Distance **1km**



## 8 HIBISCUS COURT DOVETON VIC 3177

3 1 6

Sold Price **\$600,000** Sold Date **16-Jan-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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