

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

6/9-11 OLIVE ROAD 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,125

Property type

Unit

Suburb

Eumemmerring

Period-from

01 May 2023

to

30 Apr 2024

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

7/41 DOVETON AVENUE EUMEMMERRING VIC 3177

\$435,000

01-May-24

4/47 FRAWLEY ROAD HALLAM VIC 3803

\$420,000

15-Mar-24

1/19 WARATAH STREET DOVETON VIC 3177

\$450,000

28-Apr-24

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: 27 May 2024



**7/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

Sold Price

^{RS} **\$435,000** Sold Date **01-May-24**

2 1 1

Distance **0.48km**



**4/47 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

^{RS} **\$420,000** Sold Date **15-Mar-24**

2 1 1

Distance **0.99km**



**1/19 WARATAH STREET DOVETON
VIC 3177**

Sold Price

^{RS} **\$450,000** Sold Date **28-Apr-24**

3 1 1

Distance **1.84km**



**5/20-22 FREDERICK STREET
DANDENONG VIC 3175**

Sold Price

^{RS} **\$394,000** Sold Date **24-Apr-24**

2 1 1

Distance **2.7km**

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

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