

## 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

1/12 Olive Road 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/19 Allison Avenue Eumemmerring VIC 3177	\$600,000	27-May-21
1/14 McLennan Street Eumemmerring VIC 3177	\$535,000	13-Aug-21
1/2 Johnston Avenue Eumemmerring VIC 3177	\$505,000	06-Apr-21

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: 02 December 2021



**1/19 Allison Avenue Eumemmerring VIC 3177**

Sold Price

**\$600,000**

Sold Date

**27-May-21**

3 2 1

Distance

**0.23km**



**1/14 McLennan Street Eumemmerring VIC 3177**

Sold Price

**\$535,000**

Sold Date

**13-Aug-21**

3 1 3

Distance

**0.25km**



**1/2 Johnston Avenue Eumemmerring VIC 3177**

Sold Price

**\$505,000**

Sold Date

**06-Apr-21**

3 1 2

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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