

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

4 RIVERVIEW CRESCENT 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Aug 2022

to

31 Jul 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

5 BROUGHAM CLOSE EUMEMMERRING VIC 3177	\$698,000	28-Apr-23
36 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177	\$655,000	18-Feb-23
34 RIANA LOOP EUMEMMERRING VIC 3177	\$642,000	26-Aug-22

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: 11 August 2023



5 BROUGHAM CLOSE EUMEMMERRING VIC 3177

3 2 4

Sold Price **\$698,000** Sold Date **28-Apr-23**

Distance **0.18km**



36 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177

4 1 1

Sold Price **\$655,000** Sold Date **18-Feb-23**

Distance **0.26km**



34 RIANA LOOP EUMEMMERRING VIC 3177

3 2 1

Sold Price **\$642,000** Sold Date **26-Aug-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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