

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 12a Rhoden Grove, Eumemmerring, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$580,000

&

\$620,000

Median sale price

Median price

\$450,000

Property Type

House

Suburb

Eumemmerring (3177)

Period - From

01/12/2020

to

30/11/2021

Source

corelogic

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
10A FRAWLEY ROAD, EUMEMMERRING VIC 3177	\$585,000	19/10/2021
14 RIANA LOOP, EUMEMMERRING VIC 3177	\$615,000	11/11/2021

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 six months.

This Statement of Information was prepared on: 01/12/2021