

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 3/74 Doveton Avenue, Eumemmerring, VIC 3177

Indicative selling price

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

Price Range

\$435,000

&

\$475,000

Median sale price

Median price

\$567,000

Property Type

Unit

Suburb

Eumemmerring (3177)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder.com.au

Comparable property sales

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These are the three 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

2/29-31 KIDDS ROAD, DOVETON VIC 3177

\$440,000

12/03/2024

5/186-188 PRINCES HIGHWAY, HALLAM VIC 3803

\$450,000

21/06/2024

7/41 DOVETON AVENUE, EUMEMMERRING VIC 3177

\$435,000

24/04/2024

This Statement of Information was prepared on: 24/06/2024