

## 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

18 WAYGARA STREET EUMEMMERRING VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Aug 2023

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177 | \$650,000 | 04-Apr-24 |
| 4 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177  | \$680,000 | 09-Sep-23 |
| 1 BICKFORD PLACE HALLAM VIC 3803            | \$662,000 | 27-Feb-23 |

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: 21 August 2024



## 21 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

3 2 2

Sold Price **\$650,000** Sold Date **04-Apr-24**

Distance **0.39km**



## 4 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177

3 1 4

Sold Price **\$680,000** Sold Date **09-Sep-23**

Distance **0.58km**



## 1 BICKFORD PLACE HALLAM VIC 3803

3 1 2

Sold Price **\$662,000** Sold Date **27-Feb-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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