

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

26 RIANA LOOP 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Jun 2023

to

31 May 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

2/23 OAK AVENUE DOVETON VIC 3177	\$545,000	26-Mar-24
54A DOVETON AVENUE EUMEMMERRING VIC 3177	\$550,000	22-Mar-24
2/18 RHODEN GROVE EUMEMMERRING VIC 3177	\$580,000	13-May-24

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: 12 June 2024



2/23 OAK AVENUE DOVETON VIC 3177

Sold Price

\$545,000

Sold Date

26-Mar-24

3

2

1

Distance

0.75km



54A DOVETON AVENUE EUMEMMERRING VIC 3177

Sold Price

^{RS}

\$550,000

Sold Date

22-Mar-24

3

2

1

Distance

0.15km



2/18 RHODEN GROVE EUMEMMERRING VIC 3177

Sold Price

^{RS}

\$580,000

Sold Date

13-May-24

3

2

2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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