

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 5/50-52 Doveton Avenue, Eumemmerring, VIC 3177

Indicative selling price

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

Price Range

\$440,000

&

\$484,000

Median sale price

Median price

\$532,000

Property Type

House

Suburb

Eumemmerring (3177)

Period - From

01/07/2021

to

30/06/2022

Source

RP Data & Realestate.com.au

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
6/50-52 DOVETON AVENUE, EUMEMMERRING VIC 3177	\$465,000	01/05/2022
3/68 DOVETON AVENUE, EUMEMMERRING VIC 3177	\$468,000	23/03/2022
1/30 CORNWALL STREET, HALLAM VIC 3803	\$455,000	23/02/2022

This Statement of Information was prepared on: 12/07/2022