

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

1/21 REDFERN CRESCENT 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,125

Property type

Unit

Suburb

Eumemmerring

Period-from

01 May 2023

to

30 Apr 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

7/41 DOVETON AVENUE EUMEMMERRING VIC 3177	\$435,000	01-May-24
14/41 DOVETON AVENUE EUMEMMERRING VIC 3177	\$430,000	20-Feb-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: 22 May 2024



**7/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price ^{RS} **\$435,000** Sold Date **01-May-24**

Distance **0.78km**



**14/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

 2  1  1

Sold Price **\$430,000** Sold Date **20-Feb-24**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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Single Price

or range
between

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&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,125

Property type

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