

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

2/18 RHODEN GROVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Jan 2023

to

31 Dec 2023

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

3 REDFERN CRESCENT EUMEMMERRING VIC 3177	\$567,500	24-May-23
7A ALLISON AVENUE EUMEMMERRING VIC 3177	\$622,000	28-Mar-23
10 RIANA LOOP EUMEMMERRING VIC 3177	\$617,000	12-Oct-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: 05 January 2024



3 REDFERN CRESCENT EUMEMMERRING VIC 3177

4 1 2

Sold Price **\$567,500** Sold Date **24-May-23**

Distance **0.12km**



7A ALLISON AVENUE EUMEMMERRING VIC 3177

3 2 2

Sold Price **\$622,000** Sold Date **28-Mar-23**

Distance **0.21km**



10 RIANA LOOP EUMEMMERRING VIC 3177

3 2 1

Sold Price **\$617,000** Sold Date **12-Oct-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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