

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

2/4 CULLIVER AVENUE 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

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

3/2 THEYER STREET EUMEMMERRING VIC 3177	\$700,000	21-Dec-23
1/19 MATIPO STREET DOVETON VIC 3177	\$710,000	-
24A MARIE STREET DOVETON VIC 3177	\$700,000	23-Jun-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: 14 January 2024



**3/2 THEYER STREET
EUMEMMERRING VIC 3177**

4 3 2

Sold Price ^{RS} **\$700,000** Sold Date **21-Dec-23**

Distance **0.14km**

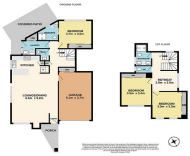


**1/19 MATIPO STREET DOVETON
VIC 3177**

- - -

Sold Price **\$710,000** Sold Date -

Distance **1.05km**



**24A MARIE STREET DOVETON VIC
3177**

3 2 1

Sold Price **\$700,000** Sold Date **23-Jun-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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