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

23 Riverview Crescent, Eumemmerring Vic 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$640,000		&		\$695,000					
Median sale pi	rice									
Median price	\$617,000	Pro	operty Type	Hou	se		Suburb	Eumemmerring		
Period - From	01/01/2023	to	31/12/2023		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4 Riverview Cr EUMEMMERRING 3177	\$680,000	21/09/2023
2	103 Doveton Av EUMEMMERRING 3177	\$670,000	02/10/2023
3	10A Eumemmerring Dr EUMEMMERRING 3177	\$660,000	08/11/2023

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 six months.

This Statement of Information was prepared on:

07/03/2024 14:16



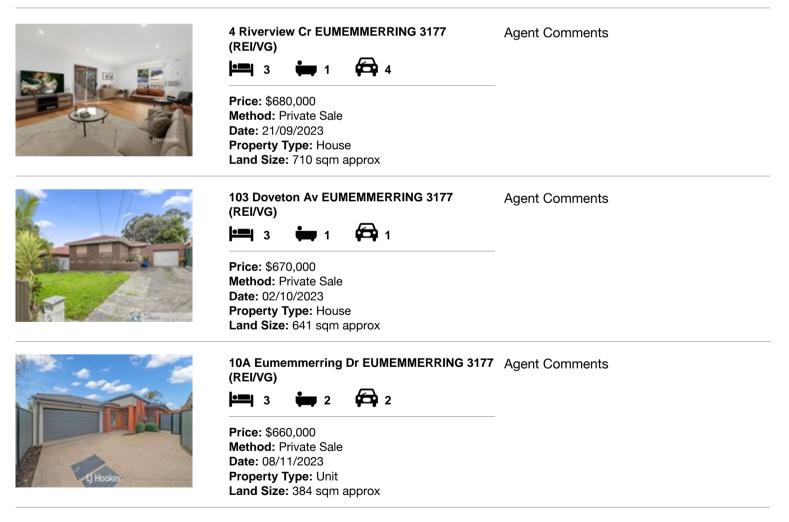






Property Type: House (Previously Occupied - Detached) Land Size: 801 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$695,000 Median House Price Year ending December 2023: \$617,000

Comparable Properties



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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