

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 between \$640,000 & \$695,000

Median sale price

Median price \$617,000 Property Type House Suburb Eumemmerring

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address 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



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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



4 Riverview Cr EUMEMMERRING 3177 (REI/VG)

Agent Comments

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Price: \$680,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 710 sqm approx



103 Doveton Av EUMEMMERRING 3177 (REI/VG)

Agent Comments

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Price: \$670,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 641 sqm approx



10A Eumemmerring Dr EUMEMMERRING 3177 (REI/VG) Agent Comments

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Price: \$660,000
Method: Private Sale
Date: 08/11/2023
Property Type: Unit
Land Size: 384 sqm approx

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