

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

26 RIANA LOOP 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,125

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Jun 2023

to

31 May 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

1/20 LOUIS STREET DOVETON VIC 3177	\$575,000	18-Apr-24
2/18 RHODEN GROVE EUMEMMERRING VIC 3177	\$580,000	13-May-24
24 RIANA LOOP EUMEMMERRING VIC 3177	\$599,999	03-Mar-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: 03 June 2024



1/20 LOUIS STREET DOVETON VIC 3177

Sold Price

\$575,000

Sold Date

18-Apr-24

 3  1  1

Distance

1.11km



2/18 RHODEN GROVE EUMEMMERRING VIC 3177

Sold Price

^{RS} **\$580,000**

Sold Date

13-May-24

 3  2  2

Distance

0.37km



24 RIANA LOOP EUMEMMERRING VIC 3177

Sold Price

\$599,999

Sold Date

03-Mar-24

 4  2  1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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