

# 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 3/74 Doveton Avenue, Eumemmerring, VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$450,000

&

\$495,000

### Median sale price

Median price

\$527,000

Property Type

Unit

Suburb

Eumemmerring (3177)

Period - From

01/01/2023

to

31/12/2023

Source

Pricefinder.com.au

### Comparable property sales

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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
6/15 KAYS AVENUE, HALLAM VIC 3803	\$480,000	17/11/2023
19 KATHRYN STREET, DOVETON VIC 3177	\$463,888	29/01/2024
31A WATTLE DRIVE, DOVETON VIC 3177	\$470,000	16/11/2023

This Statement of Information was prepared on: 26/03/2024