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	6/50-52 DOVETON 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,500	Property type	Unit	Suburb	Eumemmerring
Period-from	01 Apr 2021	to	31 Mar 2022	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
1/7 JOHN HUNTER DRIVE ENDEAVOUR HILLS VIC 3802	$500,000	01-Mar-21
7/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	$450,000	15-Mar-21
5A CHERRY GROVE DOVETON VIC 3177	$460,000	01-Dec-21

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: 01 April 2022

CONSUMER AFFAIRS VICTORIA