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	3/68 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	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Eumemmerring
Period-from	01 Mar 2021	to	28 Feb 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
6/38 FRAWLEY ROAD EUMEMMERRING VIC 3177	$430,000	04-Feb-21
3/48 DOVETON AVENUE EUMEMMERRING VIC 3177	$431,000	20-Dec-20
3/19 PITTOSPORUM GROVE DOVETON VIC 3177	$475,000	18-Feb-22

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: 11 March 2022

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6/38 FRAWLEY ROAD EUMEMMERRING VIC 3177

2 1 1

Sold Price **$430,000** Sold Date **04-Feb-21**

Distance **0.18km**



3/48 DOVETON AVENUE EUMEMMERRING VIC 3177

2 1 2

Sold Price **$431,000** Sold Date **20-Dec-20**

Distance **0.19km**



3/19 PITTOSPORUM GROVE DOVETON VIC 3177

2 1 1

Sold Price RS **$475,000** Sold Date **18-Feb-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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