Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7a Allison Avenue Eumemmerring, 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$590,000 & $649,000

Median sale price

Median price	$487,000	Property Type	UNIT	Suburb	EUMEMMERRING
Period - From	01-Jul-2022	to	31-Dec-2022	Source	Pricefinder

Comparable property sales

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	3/25 George Ave, Hallam	$640,000	01-Dec-2022
2	2/3 Rowan Dve, Doveton	$640,000	02-Jan-2023
3	4/12 Doveton Ave, Eumemmerring	$590,000	01-Dec-2022

This statement of information was prepared on 26-May-2023 at 2:36:44 PM EST