

## 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

9 ABREHART STREET, 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: \$590,000 to \$640,000

### Median sale price

Median price

\$581,500

House

Unit

Suburb

EUMEMMERRING

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### 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
101 DOVETON AVE, EUMEMMERRING, VIC 3177	\$570,000	22/11/2017
104 DOVETON AVE, EUMEMMERRING, VIC 3177	\$625,000	23/11/2017
12 FERGUSON CRT, EUMEMMERRING, VIC 3177	*\$595,000	12/02/2018