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	4/4 CULLIVER 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	$745,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Other	Suburb	Eumemmerring
Period-from	01 Feb 2023	to	31 Jan 2024	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
3/4 CULLIVER AVENUE EUMEMMERRING VIC 3177	$750,000	-
1/4 CULLIVER AVENUE EUMEMMERRING VIC 3177	$760,000	-

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: 25 February 2024

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3/4 CULLIVER AVENUE EUMEMMERRING VIC 3177

4 2 -

Sold Price **$750,000** Sold Date **-**

Distance **0.03km**



1/4 CULLIVER AVENUE EUMEMMERRING VIC 3177

- - -

Sold Price **$760,000** Sold Date **-**

Distance **0.04km**

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

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