

## 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

26 Waygara 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Eumemmerring

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/26 Charles Avenue Hallam VIC 3803	\$510,000	16-Oct-19
38B Blossom Drive Doveton VIC 3177	\$482,000	14-Sep-19
18B Kays Avenue Hallam VIC 3803	\$486,000	09-Aug-19

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: 31 October 2019



**2/26 Charles Avenue Hallam VIC 3803**

3 2 2

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**16-Oct-19**

Distance

**0.64km**

2/26 Charles Avenue, Hallam



**38B Blossom Drive Doveton VIC 3177**

3 2 1

Sold Price

**\$482,000**

Sold Date

**14-Sep-19**

Distance

**1.81km**



**18B Kays Avenue Hallam VIC 3803**

3 2 2

Sold Price

<sup>RS</sup> **\$486,000**

Sold Date

**09-Aug-19**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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