

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/1 CULLIVER AVENUE, EUMEMMERRING 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$530,000**

### Median sale price

Median **Unit** for **EUMEMMERRING** for period **May 2017 - Sep 2017**  
Sourced from **Pricefinder**.

**\$400,000**

### 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 the most comparable to the property for sale.

**3/5 Allison Ave,**  
Eumemmerring 3177

**Price \$475,000** Sold 31 July  
2017

**1/4 Doveton Ave,**  
Eumemmerring 3177

**Price \$455,000** Sold 09  
August 2017

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 six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

4 beds

2 baths

2 parking

### Raine & Horne Greater Dandenong

Shop 101 Dandenong Plaza, L01, 23  
- 57 walker street,  
Dandenong VIC 3175

### Contact agents



**Mohan Singh**  
Raine and Horne

03 9793 9793  
0484 160 701  
[mohan.singh@dandenong.rh.com.au](mailto:mohan.singh@dandenong.rh.com.au)



**Mickey Ahuja**  
Raine and Horne

03 9793 9793  
0428 160 701  
[mickey.ahuja@dandenong.rh.com.au](mailto:mickey.ahuja@dandenong.rh.com.au)