

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**PHOTO ID IS REQUIRED**  
at inspection otherwise entry will be denied.

By booking or attending an inspection, you are declaring that all attendees:

- Have NOT been directed to be in quarantine because you have been diagnosed with COVID-19
- Have NOT been directed to be in quarantine because you have been in contact with someone diagnosed with COVID-19
- Are NOT currently waiting results from a COVID-19 test
- Are NOT displaying any COVID-19 symptoms

Harcourts  
Rata & Co

**94 REGENT STREET, MERNDA, VIC 3754**

4 2 2

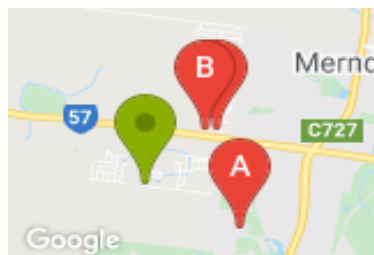
### Indicative Selling Price

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

**Price Range: \$550,000 to \$605,000**

Provided by: Julian Carvalho, Harcourts Rata & Co

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$558,810**

01 April 2020 to 30 September 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



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Harcourts  
Rata & Co

**12 PARISEL CCT, MERNDA, VIC 3754**

4 2 2

**Sale Price**

**\*\$585,000**

Sale Date: 12/12/2020

Distance from Property: 1.4km



**13 LIVINGSTON ST, MERNDA, VIC 3754**

4 2 2

**Sale Price**

**\*\$580,000**

Sale Date: 28/11/2020

Distance from Property: 1.1km



**17 ERINDALE RISE, MERNDA, VIC 3754**

4 2 2

**Sale Price**

**\$560,000**

Sale Date: 03/11/2020

Distance from Property: 1.2km



This report has been compiled on 24/12/2020 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

94 REGENT STREET, MERNDA, VIC 3754

### Indicative selling price

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

Price Range:

\$550,000 to \$605,000

### Median sale price

Median price

\$558,810

Property type

House

Suburb

MERNDA

Period

01 April 2020 to 30 September 2020

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

12 PARISEL CCT, MERNDA, VIC 3754	*\$585,000	12/12/2020
13 LIVINGSTON ST, MERNDA, VIC 3754	*\$580,000	28/11/2020
17 ERINDALE RISE, MERNDA, VIC 3754	\$560,000	03/11/2020

This Statement of Information was prepared on:

24/12/2020