



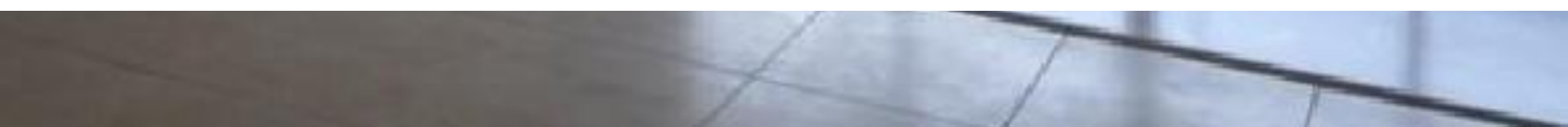
**CRANE**<sup>TM</sup>  
REALESTATE



## STATEMENT OF INFORMATION

202/40 ROWELL DRIVE, MERNDA, VIC 3754

PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**202/40 ROWELL DRIVE, MERNDA, VIC 3754**  2  1  1

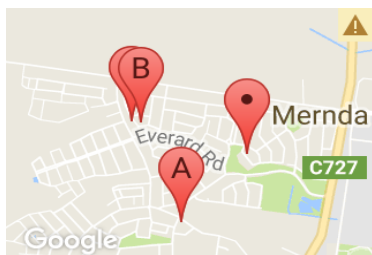
### Indicative Selling Price

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

**Price Range:** **270,000 to 297,000**

Provided by: Vladimir Orellana, Crane Real Estate

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (Unit)

**\$312,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**108/54 MERNDA VILLAGE DR, MERNDA, VIC**  2  1  1

Sale Price

**\*\$290,100**

Sale Date: 11/07/2017

Distance from Property: 651m



**14 CHANTICLEER DR, MERNDA, VIC 3754**  2  1  1

Sale Price

**\*\$340,000**

Sale Date: 21/08/2017

Distance from Property: 731m



**49 CHANTICLEER DR, MERNDA, VIC 3754**  2  1  1

Sale Price

**\$299,000**

Sale Date: 25/05/2017

Distance from Property: 791m



This report has been compiled on 28/09/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - [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

### Property offered for sale

Address  
Including suburb and  
postcode

202/40 ROWELL DRIVE, MERNDA, VIC 3754

### Indicative selling price

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

Price Range:

270,000 to 297,000

### Median sale price

Median price

\$312,000

House

Unit

X

Suburb

MERNDA

Period

01 July 2016 to 30 June 2017

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
108/54 MERNDA VILLAGE DR, MERNDA, VIC 3754	*\$290,100	11/07/2017
14 CHANTICLEER DR, MERNDA, VIC 3754	*\$340,000	21/08/2017
49 CHANTICLEER DR, MERNDA, VIC 3754	\$299,000	25/05/2017