

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

11 Mervyn Drive, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000

&

\$560,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Mernda

Period - From 01/01/2019

to

31/03/2019

Source REIV

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 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
1	51 Cassinias Gr MERNDA 3754	\$553,750	04/04/2019
2	10 Millet St MERNDA 3754	\$545,000	16/03/2019
3	9 Mateo Rise MERNDA 3754	\$542,000	08/04/2019

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 six months.



Rooms:
Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median House Price
March quarter 2019: \$542,500

Comparable Properties



51 Cassinias Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$553,750
Method: Private Sale
Date: 04/04/2019
Rooms: 6
Property Type: House
Land Size: 391 sqm approx



10 Millet St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 16/03/2019
Rooms: 4
Property Type: House
Land Size: 507 sqm approx



9 Mateo Rise MERNDA 3754 (REI)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx