

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

1 Tangelo Grove, Mernda Vic 3754

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$665,000

Property Type House

Suburb Mernda

Period - From 01/07/2022

to

30/06/2023

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	4 Sabre Way SOUTH MORANG 3752	\$1,200,000	16/06/2023
2	18 Landano Way DOREEN 3754	\$1,200,000	16/06/2023
3	9 Woningary Cr DOREEN 3754	\$1,180,000	16/05/2023

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.~~

This Statement of Information was prepared on:

02/10/2023 18:08



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2023: \$665,000

Comparable Properties



4 Sabre Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 821 sqm approx



18 Landano Way DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 16/06/2023

Rooms: 7

Property Type: House (Res)

Land Size: 1335 sqm approx



9 Woningary Cr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Private Sale

Date: 16/05/2023

Rooms: 7

Property Type: House (Res)

Land Size: 758 sqm approx