

5 Marot Way, Mernda Vic 3754



Rob Drinkwater

9717 8801

0458 502 052

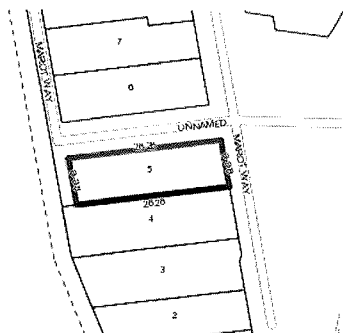
rdrinkwater@barryplant.com.au

**Indicative Selling Price**

\$390,000 - \$420,000

**Median House Price**

Year ending June 2017: \$475,000



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 262 sqm approx

**Agent Comments**

## Comparable Properties



**14/9 Kincaid Dr MERNDA 3754 (REI)**

**Agent Comments**



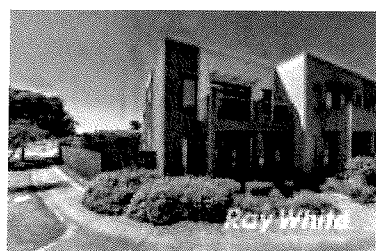
**Price:** \$420,000

**Method:** Private Sale

**Date:** 18/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**38 Basilica Vst MERNDA 3754 (REI/VG)**

**Agent Comments**



**Price:** \$397,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 354 sqm approx

**7 Balfour Dr MERNDA 3754 (VG)**

**Agent Comments**



**Price:** \$396,350

**Method:** Sale

**Date:** 15/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 313 sqm approx

## 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

5 Marot Way, Mernda Vic 3754

#### Indicative selling price

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

Range between

\$390,000

&

\$420,000

#### Median sale price

Median price

\$475,000

House

X

Unit

Suburb

Mernda

Period - From

01/07/2016

to

30/06/2017

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	14/9 Kincaid Dr MERNDA 3754	\$420,000	18/08/2017
2	38 Basilica Vst MERNDA 3754	\$397,000	01/04/2017
3	7 Balfour Dr MERNDA 3754	\$396,350	15/03/2017

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.~~