

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

38 Boyce Boulevard, Mernda Vic 3754

Indicative selling price

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

Range between \$459,000 & \$504,900

Median sale price

Median price \$565,000 Property Type House Suburb Mernda

Period - From 01/10/2019 to 31/12/2019 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	9 Cotswold Way MERNDA 3754	\$495,000	13/02/2020
2	23 Hollaway Dr MERNDA 3754	\$495,000	16/12/2019
3	14 Henwood Rise MERNDA 3754	\$490,000	02/03/2020

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:

14/04/2020 10:40



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Property Type: House
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$459,000 - \$504,900
Median House Price
December quarter 2019: \$565,000

Comparable Properties

9 Cotswold Way MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$495,000
Method: Sale
Date: 13/02/2020
Property Type: House (Res)
Land Size: 343 sqm approx

23 Hollaway Dr MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$495,000
Method: Sale
Date: 16/12/2019
Property Type: House (Res)
Land Size: 310 sqm approx



14 Henwood Rise MERNDA 3754 (REI)

Agent Comments

3 2 1

Price: \$490,000
Method: Sold Before Auction
Date: 02/03/2020
Rooms: 4
Property Type: House (Res)