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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$459,000		&		\$504,900			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	y Type House			Suburb	Mernda
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress 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



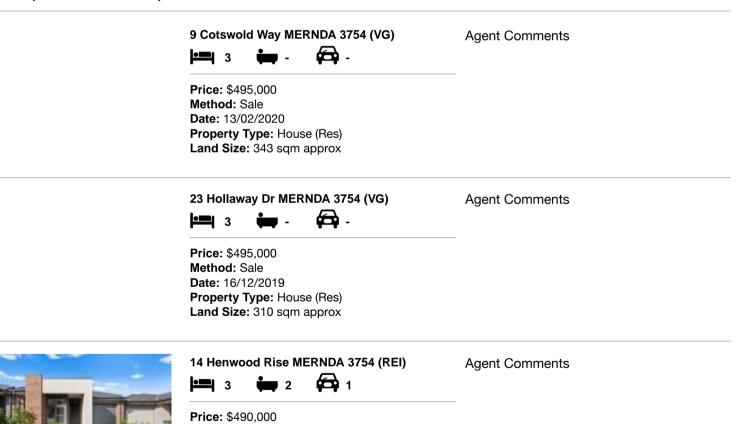






Property Type: House Land Size: 325 sqm approx Agent Comments Indicative Selling Price \$459,000 - \$504,900 Median House Price December quarter 2019: \$565,000

Comparable Properties





Method: Sold Before Auction Date: 02/03/2020 Rooms: 4 Property Type: House (Res)

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.