

## 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

8 Licodia Parade, 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 \$590,000

&

\$630,000

#### Median sale price

Median price \$600,000

House

X

Unit

Suburb Mernda

Period - From 01/01/2018

to

31/03/2018

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	10 Francesca Dr MERNDA 3754	\$620,000	26/05/2018
2	3 Uccello Way MERNDA 3754	\$616,000	28/04/2018
3	20 Powers St MERNDA 3754	\$615,000	10/03/2018

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:** 509 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$630,000  
**Median House Price**  
 March quarter 2018: \$600,000

## Comparable Properties

### 10 Francesca Dr MERNDA 3754 (REI)

**Agent Comments**



**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 435 sqm approx



### 3 Uccello Way MERNDA 3754 (REI)

**Agent Comments**



**Price:** \$616,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



### 20 Powers St MERNDA 3754 (REI/VG)

**Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 10/03/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 416 sqm approx