

# 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 Pura 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 \$495,000

&

\$544,500

### Median sale price

Median price \$553,375

Property Type House

Suburb Mernda

Period - From 01/04/2019

to

31/03/2020

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	35 Chicory St MERNDA 3754	\$621,250	23/03/2020
2	6 Ophir Way MERNDA 3754	\$551,000	14/03/2020
3	73 Breadalbane Av MERNDA 3754	\$546,500	05/04/2020

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:

27/05/2020 09:54

5 Pura Way, Mernda Vic 3754

**Harcourts**  
Rata & Co

Daniel Taylor

9436 6888

0438 164 232

daniel.taylor@harcourts.com.au

**Indicative Selling Price**

\$495,000 - \$544,500

**Median House Price**

Year ending March 2020: \$553,375



4 2 2

**Property Type:** House

**Land Size:** 448 sqm approx

Agent Comments

## Comparable Properties



**35 Chicory St MERNDA 3754 (REI/VG)**

4 2 2

**Price:** \$621,250

**Method:** Sold Before Auction

**Date:** 23/03/2020

**Property Type:** House (Res)

**Land Size:** 448 sqm approx

Agent Comments

This house is superior as it's fully renovated but with the same floor plan.



**6 Ophir Way MERNDA 3754 (REI/VG)**

4 2 2

**Price:** \$551,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 488 sqm approx

Agent Comments

This house is superior as it has a bigger land size but same floor plan.



**73 Breadalbane Av MERNDA 3754 (VG)**

4 - -

**Price:** \$546,500

**Method:** Sale

**Date:** 05/04/2020

**Property Type:** House (Res)

**Land Size:** 450 sqm approx

Agent Comments

**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.