

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

63 Kerrabee Drive, Mernda Vic 3754

Indicative selling price

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

Single price

\$549,990

Median sale price

Median price

\$551,500

Property Type

House

Suburb

Mernda

Period - From

01/01/2019

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	6 Ophir Way MERNDA 3754	\$551,000	14/03/2020
2	38 Waterwheel Gr MERNDA 3754	\$548,500	11/02/2020
3	20 Heddle Pde MERNDA 3754	\$535,000	28/01/2020

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:

29/03/2020 15:02



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 2

Property Type: House (Res)

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$549,990

Median House Price

Year ending December 2019: \$551,500

Comparable Properties



6 Ophir Way MERNDA 3754 (REI)

Agent Comments

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 2

Price: \$551,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 488 sqm approx



38 Waterwheel Gr MERNDA 3754 (REI)

Agent Comments

4
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 2

Price: \$548,500

Method: Private Sale

Date: 11/02/2020

Rooms: 5

Property Type: House

Land Size: 418 sqm approx

20 Heddle Pde MERNDA 3754 (VG)

Agent Comments

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Price: \$535,000

Method: Sale

Date: 28/01/2020

Property Type: House (Res)

Land Size: 343 sqm approx