Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

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	Pro	perty 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





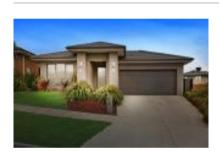




Property Type: House (Res) Land Size: 351 sqm approx **Agent Comments**

Indicative Selling Price \$549,990 **Median House Price** Year ending December 2019: \$551,500

Comparable Properties



6 Ophir Way MERNDA 3754 (REI)





Price: \$551,000 Method: Auction Sale Date: 14/03/2020 Rooms: 5

Property Type: House (Res) Land Size: 488 sqm approx

Agent Comments



38 Waterwheel Gr MERNDA 3754 (REI)





Price: \$548.500 Method: Private Sale Date: 11/02/2020 Rooms: 5

Property Type: House Land Size: 418 sqm approx Agent Comments

20 Heddle Pde MERNDA 3754 (VG)





Price: \$535,000 Method: Sale Date: 28/01/2020

Property Type: House (Res) Land Size: 343 sqm approx **Agent Comments**

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