

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

9 Inverness Road, Mernda Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$580,000

Median sale price

Median price \$617,000

House

X

Unit

Suburb Mernda

Period - From 01/04/2018

to

30/06/2018

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	3 Softwood Dr MERNDA 3754	\$570,000	24/02/2018
2	166 Everard Rd MERNDA 3754	\$551,000	14/04/2018
3	2 Friesian St MERNDA 3754	\$539,000	07/04/2018

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:

Agent Comments

Comparable Properties



3 Softwood Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 375 sqm approx



166 Everard Rd MERNDA 3754 (REI/VG)

Agent Comments



Price: \$551,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 402 sqm approx

2 Friesian St MERNDA 3754 (VG)

Agent Comments



Price: \$539,000

Method: Sale

Date: 07/04/2018

Rooms: -

Property Type: House (New - Detached)

Land Size: 404 sqm approx