

# 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

13 Ashgrove Crescent, 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

\$680,000

&

\$730,000

### Median sale price

Median price

\$676,000

Property Type

House

Suburb

Mernda

Period - From

01/04/2021

to

30/06/2021

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	21 Marlowe Grng MERNDA 3754	\$730,000	27/08/2021
2	14 Palazzo Tce MERNDA 3754	\$690,000	01/04/2021
3	20 Barmah Dr SOUTH MORANG 3752	\$680,000	15/05/2021

**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:

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**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
June quarter 2021: \$676,000



**Property Type:** Land  
**Land Size:** 441 sqm approx  
**Agent Comments**

## Comparable Properties



**21 Marlowe Grng MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 27/08/2021  
**Property Type:** House (Res)  
**Land Size:** 419 sqm approx



**14 Palazzo Tce MERNDA 3754 (REI/VG)**

**Agent Comments**



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 01/04/2021  
**Property Type:** House  
**Land Size:** 463 sqm approx

**20 Barmah Dr SOUTH MORANG 3752 (REI/VG)** **Agent Comments**



**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 423 sqm approx

**Account - Barry Plant** | P: 03 9717 8801 | F: 03 9717 8802