## 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	13 Ashgrove Crescent, Mernda Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000	&	\$730,000
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#### Median sale price

Median price	\$676,000	Pro	perty 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

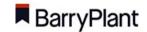
Address of comparable property		Price	Date of sale
1	21 Marlowe Grng MERNDA 3754	\$730,000	27/08/2021
2	14 Palazzo Tce MERNDA 3754	\$690,000	01/04/2021
3	20 Barmah Dr SOUTH MORANG 3752	\$680,000	15/05/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/09/2021 13:34





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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)





Price: \$730,000 Method: Sold Before Auction

Date: 27/08/2021

Property Type: House (Res) Land Size: 419 sqm approx

**Agent Comments** 



14 Palazzo Tce MERNDA 3754 (REI/VG)





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

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

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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



