

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

30 Waterview Drive, Mernda Vic 3754

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$576,000

Property Type

House

Suburb

Mernda

Period - From

01/01/2020

to

31/03/2020

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	77 Waterview Dr MERNDA 3754	\$740,000	27/04/2020
2	35 Melliodora Dr MERNDA 3754	\$690,000	10/04/2020
3	65 Cravens Rd MERNDA 3754	\$670,000	22/02/2020

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:

01/06/2020 11:49



Property Type: House (Res)

Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price

\$730,000

Median House Price

March quarter 2020: \$576,000

Comparable Properties



77 Waterview Dr MERNDA 3754 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 27/04/2020

Rooms: 4

Property Type: House



35 Melliodora Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 10/04/2020

Rooms: 7

Property Type: House

Land Size: 470 sqm approx



65 Cravens Rd MERNDA 3754 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 22/02/2020

Rooms: 5

Property Type: House

Land Size: 400 sqm approx