

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	26 Pimpinella Pass, Mernda Vic 3754
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Indicative selling price

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

Range between	\$470,000	&	\$510,000
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Median sale price

Median price	\$590,000	House	X	Unit		Suburb	Mernda
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

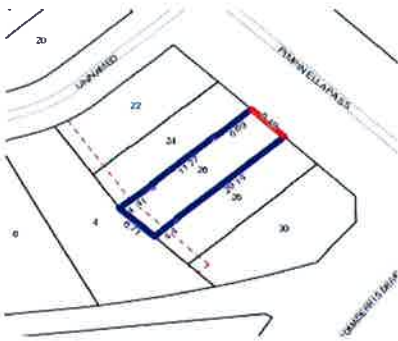
Comparable property sales (*Delete A or B below as applicable)

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		
2		
3		

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.



 3  2  1

Rooms:
Property Type: Land
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
December quarter 2017: \$590,000

Comparable Properties



19 Kincaid Dr MERNDA 3754 (REI)

Agent Comments

 3  2  1

Price: \$506,100
Method: Private Sale
Date: 11/12/2017
Rooms: -
Property Type: House
Land Size: 165 sqm approx

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.