

# 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

1 Shanks Way, 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 \$349,000

&

\$383,900

### Median sale price

Median price \$300,000

Property Type Vacant land

Suburb Mernda

Period - From 12/05/2019

to

11/05/2020

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	2 Shout St MERNDA 3754	\$374,000	18/01/2020
2	28 Burgess St MERNDA 3754	\$350,000	15/02/2020
3	31 Wilkinson St MERNDA 3754	\$347,000	20/04/2020

**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:

12/05/2020 09:28



**Property Type:** Land  
**Land Size:** 536 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$349,000 - \$383,900

**Median Land Price**

12/05/2019 - 11/05/2020: \$300,000

## Comparable Properties

**2 Shout St MERNDA 3754 (VG)**

**Agent Comments**



**Price:** \$374,000  
**Method:** Sale  
**Date:** 18/01/2020  
**Property Type:** Land  
**Land Size:** 523 sqm approx

**28 Burgess St MERNDA 3754 (VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 15/02/2020  
**Property Type:** Land  
**Land Size:** 443 sqm approx

**31 Wilkinson St MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 20/04/2020  
**Property Type:** Land (Res)  
**Land Size:** 445 sqm approx