

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

8 Sistine Row, Mernda Vic 3754

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$560,000

Property Type House

Suburb Mernda

Period - From 01/07/2018

to 30/06/2019

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	24 Coliban Dr MERNDA 3754	\$681,000	31/08/2019
2	15 Macqueen St MERNDA 3754	\$655,000	17/08/2019
3	86 Wellington St MERNDA 3754	\$651,000	15/06/2019

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

\$650,000 - \$690,000

Median House Price

Year ending June 2019: \$560,000



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



24 Coliban Dr MERNDA 3754 (REI)

Agent Comments



Price: \$681,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 683 sqm approx



15 Macqueen St MERNDA 3754 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 480 sqm approx



86 Wellington St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 5

Property Type: House

Land Size: 512 sqm approx