

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

15 Cortona Grange, Mernda Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$555,000

Property Type House

Suburb Mernda

Period - From 22/06/2019

to

21/06/2020

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	73 Breadalbane Av MERNDA 3754	\$546,500	05/04/2020
2	22 Licodia Pde MERNDA 3754	\$528,500	22/05/2020
3	39 Hollaway Dr MERNDA 3754	\$495,000	16/03/2020

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:

22/06/2020 14:04



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Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median House Price
22/06/2019 - 21/06/2020: \$555,000

Comparable Properties



73 Breadalbane Av MERNDA 3754 (VG)

Agent Comments

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Price: \$546,500
Method: Sale
Date: 05/04/2020
Property Type: House (Res)
Land Size: 450 sqm approx



22 Licodia Pde MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$528,500
Method: Private Sale
Date: 22/05/2020
Rooms: 5
Property Type: House
Land Size: 431 sqm approx

39 Hollaway Dr MERNDA 3754 (VG)

Agent Comments

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Price: \$495,000
Method: Sale
Date: 16/03/2020
Property Type: House (Res)
Land Size: 160 sqm approx