

# 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

7/6 Maize Place, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price\*

Median price

\$410,000

Property Type

Unit

Suburb

Mernda

Period - From

01/12/2019

to

30/11/2020

Source

Mernda

### 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	16 Yering Dr MERNDA 3754	\$475,000	06/10/2020
2	24 Etherington Dr MERNDA 3754	\$470,000	14/07/2020
3	3/20 Stourhead Av MERNDA 3754	\$461,000	27/07/2020

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:

05/03/2021 11:49

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**Indicative Selling Price**

\$450,000

**Median Unit Price \***

01/12/2019 - 30/11/2020: \$410,000

\* Agent calculated median



**Property Type:**

Agent Comments

## Comparable Properties

**16 Yering Dr MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 283 sqm approx



**24 Etherington Dr MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 14/07/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 167 sqm approx



**3/20 Stourhead Av MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$461,000

**Method:** Private Sale

**Date:** 27/07/2020

**Property Type:** House