#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	7/6 Maize Place, Mernda Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$450,000

#### Median sale price\*

Median price	\$410,000	Pro	perty Type	Jnit		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

Auc	areas or comparable property	1 1100	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

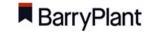
#### OR

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



Date of sale



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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)

Price: \$475,000 Method: Private Sale Date: 06/10/2020

Property Type: Townhouse (Res) Land Size: 283 sqm approx

**Agent Comments** 



24 Etherington Dr MERNDA 3754 (REI/VG)

Price: \$470,000

Method: Sold Before Auction

Date: 14/07/2020 Rooms: 4

Property Type: Townhouse (Res) Land Size: 167 sqm approx

Agent Comments





Price: \$461,000 Method: Private Sale Date: 27/07/2020 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



