

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

3 Shrapnel Road, Mernda Vic 3754

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price*

Median price

House

Unit

Suburb

Mernda

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

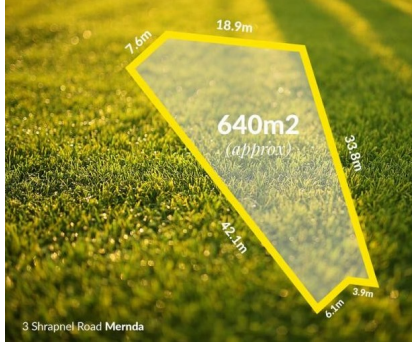
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	54 Newington Pde MERNDA 3754	\$328,000	18/05/2019
2	4 Stonemasons Way MERNDA 3754	\$317,000	20/05/2019
3	31 Bagshot Cirt MERNDA 3754	\$300,000	15/04/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
No median price available

Comparable Properties



54 Newington Pde MERNDA 3754 (REI)

Agent Comments



Price: \$328,000
Method: Private Sale
Date: 18/05/2019
Rooms: -
Property Type: Land (Res)
Land Size: 512 sqm approx

4 Stonemasons Way MERNDA 3754 (REI/VG)

Agent Comments



Price: \$317,000
Method: Private Sale
Date: 20/05/2019
Rooms: -
Property Type: Land (Res)
Land Size: 448 sqm approx

31 Bagshot Cirt MERNDA 3754 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 15/04/2019
Rooms: -
Property Type: Land
Land Size: 450 sqm approx