

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

21 Brunton Drive, Mernda Vic 3754

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$553,375

Property Type

House

Suburb

Mernda

Period - From

01/04/2019

to

31/03/2020

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	21 Niccoli Pwy MERNDA 3754	\$688,000	13/04/2020
2	9 Geranium Gr MERNDA 3754	\$625,000	25/03/2020
3	14 Womble Way MERNDA 3754	\$620,000	28/04/2020

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 11:10



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Property Type: House (Res)

Land Size: 405 sqm approx

Agent Comments

Indicative Selling Price

\$639,000

Median House Price

Year ending March 2020: \$553,375

Comparable Properties

21 Niccoli Pwy MERNDA 3754 (VG)

Agent Comments

4 - -

Price: \$688,000

Method: Sale

Date: 13/04/2020

Property Type: House (Res)

Land Size: 541 sqm approx



9 Geranium Gr MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$625,000

Method: Private Sale

Date: 25/03/2020

Property Type: House (Res)

Land Size: 487 sqm approx



14 Womble Way MERNDA 3754 (VG)

Agent Comments

4 - -

Price: \$620,000

Method: Sale

Date: 28/04/2020

Property Type: House (Res)

Land Size: 454 sqm approx