

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

10 Eaglehawk Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$385,000

Property Type Unit

Suburb Mernda

Period - From 06/10/2019

to

05/10/2020

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	12 Pisa Way MERNDA 3754	\$495,000	27/07/2020
2	13 Ramez St MERNDA 3754	\$471,000	16/04/2020
3	26 Lucca Wik MERNDA 3754	\$455,000	01/06/2020

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:

06/10/2020 15:31