

INTEGRITY REAL ESTATE (YARRA VALLEY) PTY LTD

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YARRA GLEN

P: (03) 9730 2333 • F: (03) 9730 2888

A: Shop 2/38-40 Bell Street
(Box 214) Yarra Glen VIC 3775

KINGLAKE

P: (03) 5786 2033 • F: (03) 5786 2188

A: Shop 1/2 Kinglake-Glenburn Road
Kinglake VIC 3763

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Incl suburb & postcode

16 BORRACK CRESCENT, MERNDA VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$559,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 590,000

*House

☒

*Unit

☐

Suburb
or locality

MERNDA

Period - From

11/09/17

to

11/09/18

Source

Property Data Online

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

1*

These are the three properties sold within five kilometres of the property for sale in the last 18 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 6 PLOUGH STREET, MERNDA VIC 3754	\$ 600,000	29/12/17
2 12 POWERS STREET, MERNDA VIC 3754	\$ 550,000	04/07/18
3 11 COPPERHEAD STREET, MERNDA VIC 3754	\$ 585,000	06/04/18