

# 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

12 Balvicar Way, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$517,000

### Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 01/07/2019

to 30/09/2019

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.

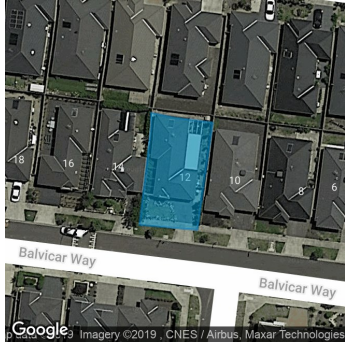
	Address of comparable property	Price	Date of sale
1	2 Monarch Av MERNDA 3754	\$487,000	23/05/2019
2	13 Eyebright Rd MERNDA 3754	\$485,000	20/06/2019
3	14 Sunnybrae Dr MERNDA 3754	\$483,000	26/09/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 15:13



3   2   2

**Property Type:** House  
**Land Size:** 350 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$517,000  
**Median House Price**  
September quarter 2019: \$565,000

## Comparable Properties



**2 Monarch Av MERNDA 3754 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$487,000  
**Method:** Private Sale  
**Date:** 23/05/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 329 sqm approx

**13 Eyebright Rd MERNDA 3754 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Property Type:** House (Res)  
**Land Size:** 318 sqm approx



**14 Sunnybrae Dr MERNDA 3754 (VG)**

**Agent Comments**

3   -   -

**Price:** \$483,000  
**Method:** Sale  
**Date:** 26/09/2019  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx