

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

25 Mccubbin Way, Mernda Vic 3754

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$385,000

Property Type

Unit

Suburb

Mernda

Period - From

09/09/2019

to

08/09/2020

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	24 Etherington Dr MERNDA 3754	\$470,000	14/07/2020
2	9/27 Pipers La MERNDA 3754	\$455,000	01/06/2020
3	13 Chanticleer Dr MERNDA 3754	\$332,000	07/07/2020

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:

09/09/2020 11:09



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$415,000

Median Unit Price

09/09/2019 - 08/09/2020: \$385,000

Comparable Properties



24 Etherington Dr MERNDA 3754 (REI)

Agent Comments

3 2 2

Price: \$470,000

Method: Sold Before Auction

Date: 14/07/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 167 sqm approx

9/27 Pipers La MERNDA 3754 (VG)

Agent Comments

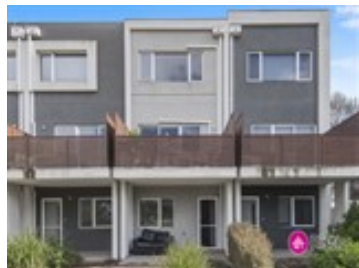
3 - -

Price: \$455,000

Method: Sale

Date: 01/06/2020

Property Type: Flat/Unit/Apartment (Res)



13 Chanticleer Dr MERNDA 3754 (REI)

Agent Comments

2 1 1

Price: \$332,000

Method: Private Sale

Date: 07/07/2020

Property Type: Townhouse (Res)