Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
----------	---------	-----	------

Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$570,000

Median sale price

Median price	\$565,000	Pro	perty Type Ho	use		Suburb	Mernda
Period - From	01/07/2019	to	30/09/2019	So	urce	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.

Ad	dress of comparable property	Price	Date of sale	
1	6 Crossing Rd MERNDA 3754	\$570,000	26/04/2019	
2	40 Bedstraw St MERNDA 3754	\$555,000	26/10/2019	
3	16 Pythagoras St MERNDA 3754	\$555,000	03/07/2019	

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:	26/10/2019 16:07













Property Type: House (Res) **Land Size:** 404 sqm approx

Agent Comments

Indicative Selling Price \$530,000 - \$570,000 Median House Price September quarter 2019: \$565,000

Comparable Properties

6 Crossing Rd MERNDA 3754 (REI/VG)

3





Agent Comments

Price: \$570,000 Method: Private Sale Date: 26/04/2019

Property Type: House (Res) Land Size: 433 sqm approx

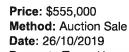
40 Bedstraw St MERNDA 3754 (REI)







Agent Comments



Property Type: House (Res) Land Size: 430 sqm approx

16 Pythagoras St MERNDA 3754 (VG)





Agent Comments

Price: \$555,000 Method: Sale Date: 03/07/2019

Property Type: House (Res) Land Size: 392 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



