

## 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

14 Craigmoor Crescent, 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 \$530,000

&

\$570,000

### 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	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



 3  2  2

**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)**

**Agent Comments**

 3  2  2

**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**

 3  2  2

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 430 sqm approx

**16 Pythagoras St MERNDA 3754 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$555,000

**Method:** Sale

**Date:** 03/07/2019

**Property Type:** House (Res)

**Land Size:** 392 sqm approx