

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode

Lots 105, 106, 110 & 122 "Rivendell Heights" 125 Regent Street, Mernda
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Indicative selling price

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

Unit type or class e.g. One bedroom unit	Single price
Vacant Land Lot 105	\$328,500
Vacant Land Lot 106	\$395,000
Vacant Land Lot 110	\$297,000
Vacant Land Lot 122	\$265,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$320,000

Suburb

Mernda

Period - From

17/08/2019

To

16/08/2020




Source

REIV

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

- A*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

In regard to Lots 110,122

Source	Address	Price	Sale Date ▾	Method	Property Type	Land Area				Distance From Target
	19 Burgess St MERNDA 3754 VIC 	\$270,000	15/06/2020	Sale	Land	300				0.4km
	20 Burgess St MERNDA 3754 VIC 	\$300,000	26/02/2020	Private Sale	Land (Res)	352				0.29km
	24 Wilkinson St MERNDA 3754 VIC 	\$299,000	24/02/2020	Sale	Land	332				0.23km

In regard to lot 106

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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