



Rooms:

Property Type: Land

Land Size: 472 sqm approx

Agent Comments

Refrigerated cooling, gas ducted heating, landscaped, stone benches.

Indicative Selling Price

\$490,000 - \$530,000

Median House Price

March quarter 2017: \$460,000

Comparable Properties



12 Pimpinella Pass MERNDA 3754 (REI)



Agent Comments

Similar finishes, no styling, usable backyard.

Price: \$515,000

Method: Private Sale

Date: 26/03/2017

Rooms: -

Property Type: House



3 Flowerdale Ct MERNDA 3754 (REI)



Agent Comments

Smaller block, lower quality finish.

Price: \$517,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx



7 Rowanval Tce MERNDA 3754 (VG)



Agent Comments

Similar finishes, larger block.

Price: \$520,000

Method: Sale

Date: 09/04/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 551 sqm approx



Jon Michael
0438 988 096

jmichael@morrisonkleeman.com.au

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

6 Moe Way, Mernda Vic 3754

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$460,000

House

X

Suburb

Mernda

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Pimpinella Pass MERNDA 3754	\$515,000	26/03/2017
3 Flowerdale Ct MERNDA 3754	\$517,000	17/06/2017
7 Rowanval Tce MERNDA 3754	\$520,000	09/04/2017