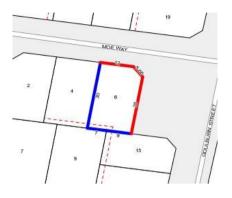


Jon Michael 0438 988 096

jmichael@morrisonkleeman.com.au



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

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6 Moe Way, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$490,000	&	\$530,000
			i I

Median sale price

Median price	\$460,000	Н	ouse	Х		Suk	burb	Mernda
Period - From	01/01/2017	to	31/03	3/2017	So	urce	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



