

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 Womble Way, Mernda Vic 3754

Indicative selling price

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

Range between \$575,000

&

\$632,500

Median sale price

Median price \$551,500

Property Type House

Suburb Mernda

Period - From 01/01/2019

to

31/12/2019

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	35 Chicory St MERNDA 3754	\$621,250	23/03/2020
2	80 Lockhart St MERNDA 3754	\$620,000	13/02/2020
3	41 Harriers St MERNDA 3754	\$610,000	14/12/2019

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:

22/04/2020 10:08

14 Womble Way, Mernda Vic 3754

Harcourts
Rata & Co

Rose Mickoska
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 4  2  2

Property Type: House
Land Size: 454 sqm approx
Agent Comments

Indicative Selling Price

\$575,000 - \$632,500

Median House Price

Year ending December 2019: \$551,500

Comparable Properties



35 Chicory St MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$621,250
Method: Sold Before Auction
Date: 23/03/2020
Property Type: House (Res)
Land Size: 448 sqm approx

80 Lockhart St MERNDA 3754 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 13/02/2020
Property Type: House (Res)
Land Size: 448 sqm approx

41 Harriers St MERNDA 3754 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 447 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.