

# 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

19 Tangelo Grove, 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 \$950,000

&

\$1,030,000

### Median sale price

Median price \$671,000

Property Type House

Suburb Mernda

Period - From 25/01/2021

to

24/01/2022

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.~~

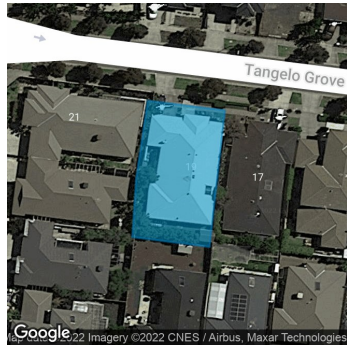
|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 32 Horsley Cr DOREEN 3754      | \$1,005,000 | 01/12/2021   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

25/01/2022 10:19



 4  2  2

**Property Type:** House (Res)

**Land Size:** 575 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,030,000

**Median House Price**

25/01/2021 - 24/01/2022: \$671,000

## Comparable Properties



**32 Horsley Cr DOREEN 3754 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** House

**Land Size:** 612 sqm approx

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.

**Account - Barry Plant** | P: 03 9717 8801 | F: 03 9717 8802