

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 Riberry Crescent, Mernda Vic 3754

Indicative selling price

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

Range between \$760,000

&

\$810,000

Median sale price

Median price \$650,000

Property Type House

Suburb Mernda

Period - From 01/01/2021

to

31/03/2021

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	61 Galloway Dr MERNDA 3754	\$766,500	22/05/2021
2	13 Chicory St MERNDA 3754	\$800,000	17/04/2021
3	19 Avoca Av MERNDA 3754	\$763,250	20/02/2021

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:

23/06/2021 11:15



Property Type: House (New - Detached)

Land Size: 456 sqm approx

Agent Comments

Comparable Properties



61 Galloway Dr MERNDA 3754 (REI)

Agent Comments



Price: \$766,500

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 501 sqm approx

13 Chicory St MERNDA 3754 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 680 sqm approx



19 Avoca Av MERNDA 3754 (REI/VG)

Agent Comments



Price: \$763,250

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 512 sqm approx