Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	19 Riberry Crescent, Mernda Vic 3754
Including suburb and	
postcode	
postocae	

Indicative selling price

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

Range between \$760,000 & \$810,000	Range between	\$760,000	&	\$810,000
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Median sale price

Median price	\$650,000	Pro	perty 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

	areas or comparable property	1 1100	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

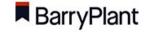
OR

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



Date of sale



Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

> **Indicative Selling Price** \$760,000 - \$810,000 **Median House Price** March quarter 2021: \$650,000





Land Size: 456 sqm approx

Agent Comments

Comparable Properties



61 Galloway Dr MERNDA 3754 (REI)





Price: \$766,500 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 501 sqm approx

Agent Comments

13 Chicory St MERNDA 3754 (VG)





Price: \$800,000

Method: Sale Date: 17/04/2021

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



19 Avoca Av MERNDA 3754 (REI/VG)





Price: \$763,250 Method: Auction Sale Date: 20/02/2021

Property Type: House (Res) Land Size: 512 sqm approx Agent Comments

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



