Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Rowell Drive, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$575,000								
Median sale price									
Median price	\$565,000	Property Type House			Suburb	Mernda			
Period - From	01/10/2019	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.

Add	dress of comparable property	Price	Date of sale
1	5 Riordan Cr MERNDA 3754	\$604,500	14/12/2019
2	51 Lockhart St MERNDA 3754	\$584,000	17/10/2019
3	19 Strachan Rise MERNDA 3754	\$559,000	28/11/2019

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:

06/04/2020 10:49









Property Type: House Land Size: 448 sqm approx Agent Comments

Indicative Selling Price \$575,000 Median House Price December quarter 2019: \$565,000

Comparable Properties



5 Riordan Cr MERNDA 3754 (REI/VG) **6** 2



Price: \$604,500 Method: Auction Sale Date: 14/12/2019 Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

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Price: \$584,000 Method: Private Sale Date: 17/10/2019 Property Type: House (Res) Land Size: 448 sqm approx

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19 Strachan Rise MERNDA 3754 (REI/VG)

51 Lockhart St MERNDA 3754 (REI/VG)

2

6 2



Agent Comments

Price: \$559.000 Method: Private Sale Date: 28/11/2019 Rooms: 5 Property Type: House Land Size: 448 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.