

#### Statement of Information

# Single residential property located in the Melbourne metropolitan

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	11 Francesca Drive, Mernda Vic 3754
Including suburb and	
postcode	
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### Indicative selling price

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

Range between	\$660,000	&	\$690,000
- 1			

#### Median sale price

Median price	\$562,500	Hou	se X		Unit		Suburb	Mernda
Period - From	01/07/2017	to	30/09/2017	7		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.

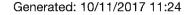
Ad	dress of comparable property	Price	Date of sale
1	22 Maremma Dr MERNDA 3754	\$687,500	09/09/2017
2	18 Callaway Cr MERNDA 3754	\$671,000	16/09/2017
3	14 Haig St MERNDA 3754	\$662,000	28/10/2017

#### OR

**R**\* 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.

















Rooms:

Property Type: Land Land Size: 696 sqm approx

Agent Comments

**Indicative Selling Price** \$660,000 - \$690,000 Median House Price September quarter 2017: \$562,500

## Comparable Properties



22 Maremma Dr MERNDA 3754 (REI)



Price: \$687,500 Method: Private Sale Date: 09/09/2017

Rooms: -

Property Type: House Land Size: 512 sqm approx **Agent Comments** 

18 Callaway Cr MERNDA 3754 (REI)







**Agent Comments** 

Price: \$671,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House Land Size: 629 sqm approx



Agent Comments



Price: \$662,000 Method: Auction Sale Date: 28/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 460 sqm approx

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