

## 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

11 Francesca Drive, 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 \$660,000

&

\$690,000

#### Median sale price

Median price \$562,500

House

X

Unit

Suburb Mernda

Period - From 01/07/2017

to

30/09/2017

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	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

- 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.~~



 4  2  2

**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)**

[Agent Comments](#)

 4  2  2

**Price:** \$687,500

**Method:** Private Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 512 sqm approx

**18 Callaway Cr MERNDA 3754 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$671,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 629 sqm approx



**14 Haig St MERNDA 3754 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$662,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 460 sqm approx