

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

8 Homebush Avenue, Mernda Vic 3754

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$521,250 House X Unit Suburb Mernda

Period - From 01/04/2017 to 30/06/2017 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	3 Arum Wik MERNDA 3754	\$635,000	22/08/2017
2	65 Langdon Dr MERNDA 3754	\$615,000	02/05/2017
3	8 Sistine Row MERNDA 3754	\$590,000	21/03/2017

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.~~



Rooms:
Property Type: Land
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 June quarter 2017: \$521,250

Comparable Properties



3 Arum Wik MERNDA 3754 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 22/08/2017
Rooms: 6
Property Type: House
Land Size: 510 sqm approx

65 Langdon Dr MERNDA 3754 (VG)

Agent Comments



Price: \$615,000
Method: Sale
Date: 02/05/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 457 sqm approx

8 Sistine Row MERNDA 3754 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 21/03/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx