

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Homebush Avenue, Mernda Vic 3754
Including suburb and	
postcode	

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	Hou	se X	Unit		Suburb	Mernda
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

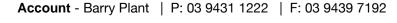
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3 Arum Wlk 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

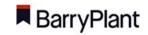
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)



Price: \$635,000 Method: Private Sale Date: 22/08/2017 Rooms: 6

Property Type: House Land Size: 510 sqm approx **Agent Comments**

65 Langdon Dr MERNDA 3754 (VG)

3





Price: \$615,000 Method: Sale Date: 02/05/2017 Rooms: -

Property Type: House (New - Detached)

Land Size: 457 sqm approx

Agent Comments

8 Sistine Row MERNDA 3754 (VG)





Price: \$590,000 Method: Sale Date: 21/03/2017 Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 557 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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