

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

10 Plugges Street, Mernda Vic 3754

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 01/07/2021

to 30/06/2022

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	7 Tubb St MERNDA 3754	\$710,000	10/03/2022
2	16 Blackcurrant Cirt MERNDA 3754	\$691,000	16/02/2022
3			

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:

02/08/2022 17:05



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Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median House Price

Year ending June 2022: \$690,000

Comparable Properties

7 Tubb St MERNDA 3754 (VG)

Agent Comments

 3  -  -

Price: \$710,000

Method: Sale

Date: 10/03/2022

Property Type: House (Res)

Land Size: 334 sqm approx

16 Blackcurrent Cirt MERNDA 3754 (VG)

Agent Comments

 3  -  -

Price: \$691,000

Method: Sale

Date: 16/02/2022

Property Type: House (Res)

Land Size: 368 sqm approx

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.

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802