

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

7 Siena Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$617,000

House

X

Unit

Suburb Mernda

Period - From 01/04/2018

to

30/06/2018

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	18 Pomegranate Gr MERNDA 3754	\$650,000	16/03/2018
2	10 Francesca Dr MERNDA 3754	\$620,000	26/05/2018
3	82 Goulburn St MERNDA 3754	\$617,000	19/05/2018

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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Indicative Selling Price

\$600,000 - \$650,000

Median House Price

June quarter 2018: \$617,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties

18 Pomegranate Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx

10 Francesca Dr MERNDA 3754 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 435 sqm approx

82 Goulburn St MERNDA 3754 (VG)

Agent Comments



Price: \$617,000

Method: Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 415 sqm approx