

Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

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	9				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$600,0	\$650,000				
Median sale price					
Median price \$617,00	0 House X Unit Suburb Memda				
Period - From 01/04/2	018 to 30/06/2018 Source REIV				
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					

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.

Ad	dress 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.

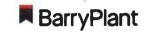
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Indicative Selling Price \$600,000 - \$650,000 Median House Price June quarter 2018: \$617,000





Property Type: House (Previously

Occupied - Detached) Land Size: 437 sqm approx

Agent Comments

Comparable Properties

18 Pomegranate Gr MERNDA 3754 (REI/VG)

(2) 2

4 **-** 2

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 3764 (REI)





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)





Price: \$617,000 Method: Sale Date: 19/05/2018 Rooms: -

Property Type: House (Res) Land Size: 415 sqm approx **Agent Comments**

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