

## 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

22 Lawn Walk, Mernda Vic 3754

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000

&amp;

\$395,000

**Median sale price**

Median price \$460,000

House

X

Suburb

Mernda

Period - From 01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
140 Everard Rd MERNDA 3754	\$390,000	04/03/2017
55 Pomaderris Dr MERNDA 3754	\$390,000	02/12/2016
1/93 Schotters Rd MERNDA 3754	\$380,000	09/03/2017

Rob Drinkwater

9717 8801

0458 502 052

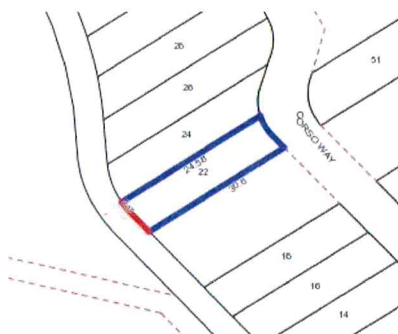
rdrinkwater@barryplant.com.au

**Indicative Selling Price**

\$370,000 - \$395,000

**Median House Price**

March quarter 2017: \$460,000



 3  - 

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 156 sqm approx

**Agent Comments**

## Comparable Properties



**140 Everard Rd MERNDA 3754 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$390,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 144 sqm approx



**55 Pomaderris Dr MERNDA 3754 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 02/12/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 285 sqm approx

**1/93 Schotters Rd MERNDA 3754 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$380,000

**Method:** Sale

**Date:** 09/03/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)