



Agent Comments

indicative Selling Price \$440,000 - \$484,000 Median House Price March quarter 2017: \$460,000

Comparable Properties



8 Eternity St MERNDA 3754 (REI)







Price: \$469,900 Method: Private Sale Date: 13/02/2017 Rooms: 7

Property Type: House Land Size: 392 sqm

95 Langdon Dr MERNDA 3754 (REI)







Price: \$450,170 Method: Private Sale Date: 13/01/2017

Rooms: -

Property Type: House Land Size: 350 sqm







26 Burnside Way MERNDA 3754 (REI)

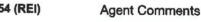
Price: \$440,000 Method: Private Sale Date: 01/04/2017

Rooms: 6 Property Type: House (Res)

Land Size: 307 sqm

Agent Comments

Agent Comments





Account - Harcourts | P: 03 9401 1117 | F: 03 9401 1606

Generated: 18/05/2017 17:38







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	18 Blaimore Way, Memda Vic 3754
ndicative selling pric	:e

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

Range between	\$440,000	&	\$484,000
	4.00		

Median sale price

Median price	\$460,000	Н	ouse	Х	Su	burb	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
8 Eternity St MERNDA 3754	\$469,900	13/02/2017
95 Langdon Dr MERNDA 3754	\$450,170	13/01/2017
26 Burnside Way MERNDA 3754	\$440,000	01/04/2017





