

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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		
2		
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.



4 2 2

Rooms: 11
Property Type: House
Land Size: 649 sqm approx

Agent Comments

This large family home has four bedroom plus study and is fitted with quality fixtures and fittings and was previously a display home. It consists of two large living areas; the open plan kitchen meals and a formal lounge. The kitchen is fitted with stone bench tops, 900mm stainless steel oven.

Indicative Selling Price

\$705,000 - \$740,000

Median House Price

September quarter 2017: \$562,500

Comparable Properties



31 Dalmeny Way MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 03/10/2017
Rooms: 5
Property Type: House
Land Size: 511 sqm approx



13 Leonardo Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House
Land Size: 572 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. This property has high quality fixtures and fittings installed and the land size is larger than the two comparable sales selected.