



Laura Rodgers
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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

12 Jackaroo Street, Mernda Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$521,250

House

X

Unit

Suburb Mernda

Period - From 01/04/2017

to

30/06/2017

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	28 San Sisto Green MERNDA 3754	\$575,000	03/08/2017
2	104 Everard Rd MERNDA 3754	\$525,100	02/08/2017
3	9 Henwood Rise MERNDA 3754	\$498,000	12/05/2017

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

\$495,000 - \$540,000

Median House Price

June quarter 2017: \$521,250



4 2 2

Rooms:

Property Type: Residential

Land Size: 412 sqm approx

Agent Comments

Size, style and a privileged position converge in a desired low-maintenance lifestyle scenario with this spacious home, just 500 metres from the Village and closer still to the bus and parks. You or your tenants will love the close proximity to the schools, shops, café's and supermarket of Mernda Village, as much as you'll be enticed by the family friendly layout introducing spacious living and four bedrooms sharing two bathrooms, cleverly zoned to accommodate you and the kids.

Comparable Properties



28 San Sisto Green MERNDA 3754 (REI)

4 2 2

Price: \$575,000

Method: Private Sale

Date: 03/08/2017

Rooms: 5

Property Type: House

Land Size: 446 sqm approx

Agent Comments

Similar size home on a slightly bigger block and better location.



104 Everard Rd MERNDA 3754 (REI)

4 2 2

Price: \$525,100

Method: Private Sale

Date: 02/08/2017

Rooms: -

Property Type: House

Land Size: 392 sqm approx

Agent Comments

Similar size home on a slightly smaller block and on a main road.



9 Henwood Rise MERNDA 3754 (REI)

4 2 2

Price: \$498,000

Method: Private Sale

Date: 12/05/2017

Rooms: 7

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Similar size home on a smaller block.