

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	12 Jackaroo Street, Mernda Vic 3754
ndicative selling pric	ce

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

Range between	\$495,000	&	\$540,000
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Median sale price

Median price	\$521,250	Hou	ise 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.

Add	dress 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



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



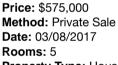
28 San Sisto Green MERNDA 3754 (REI)





Agent Comments

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



Property Type: House Land Size: 446 sqm approx



104 Everard Rd MERNDA 3754 (REI)







Agent Comments

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

Price: \$525.100 Method: Private Sale Date: 02/08/2017 Rooms: -

Property Type: House Land Size: 392 sqm approx

9 Henwood Rise MERNDA 3754 (REI)





Agent Comments

Similar size home on a smaller block.

Price: \$498,000 Method: Private Sale Date: 12/05/2017 Rooms: 7

Property Type: House Land Size: 350 sqm approx

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