

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

556 Masons Road, Mernda Vic 3754

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Mernda

Period - From

01/07/2020

to

30/09/2020

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	552 Masons Rd MERNDA 3754	\$886,000	14/11/2020
2	514 Masons Rd MERNDA 3754	\$875,000	10/07/2020
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.~~

This Statement of Information was prepared on:

25/11/2020 11:44



6 3 2

Property Type: Land
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price

\$950,000

Median House Price

September quarter 2020: \$545,000

Comparable Properties



552 Masons Rd MERNDA 3754 (REI)

Agent Comments

4 2 3

Price: \$886,000
Method: Private Sale
Date: 14/11/2020
Property Type: House
Land Size: 830 sqm approx



514 Masons Rd MERNDA 3754 (REI/VG)

Agent Comments

4 2 3

Price: \$875,000
Method: Sold Before Auction
Date: 10/07/2020
Property Type: House (Res)
Land Size: 829 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.