

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

3 Durer Walk, Mernda Vic 3754

Indicative selling price

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

Range between \$450,000 & \$470,000

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.~~

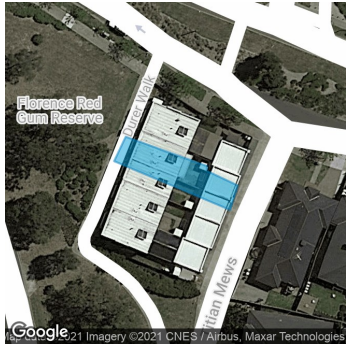
Address of comparable property		Price	Date of sale
1	24 Etherington Dr MERNDA 3754	\$470,000	14/07/2020
2	3/20 Stourhead Av MERNDA 3754	\$461,000	27/07/2020
3			

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:

08/01/2021 11:39



3 2 2

Property Type: House (Res)

Land Size: 184 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median House Price

September quarter 2020: \$545,000

Comparable Properties



24 Etherington Dr MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Sold Before Auction

Date: 14/07/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 167 sqm approx



3/20 Stourhead Av MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$461,000

Method: Private Sale

Date: 27/07/2020

Property Type: House

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.