

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

6 Jackaroo Street, Mernda Vic 3754

Indicative selling price

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

Range between \$499,000

&

\$540,000

Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 01/07/2019

to

30/06/2020

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	12 Burrell Way MERNDA 3754	\$550,000	06/04/2020
2	6 Southdown Rise MERNDA 3754	\$520,000	24/03/2020
3	11 Rye Rd MERNDA 3754	\$510,000	14/04/2020

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:

27/07/2020 16:00



3 2 2

Property Type: Land
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$499,000 - \$540,000
Median House Price
Year ending June 2020: \$565,000

Comparable Properties

12 Burrell Way MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$550,000
Method: Sale
Date: 06/04/2020
Property Type: House (Res)
Land Size: 420 sqm approx



6 Southdown Rise MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 24/03/2020
Rooms: 4
Property Type: House
Land Size: 392 sqm approx



11 Rye Rd MERNDA 3754 (REI/VG)

Agent Comments

3 2 1

Price: \$510,000
Method: Private Sale
Date: 14/04/2020
Rooms: 4
Property Type: House (Res)
Land Size: 368 sqm approx