Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$551,000

Property offered for sale

Address	15 Borrack Crescent, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$550,000	&	\$605,000
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Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Mernda
Period - From	06/05/2019	to	05/05/2020		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.

Add	dress of comparable property	Price	Date of sale
1	7 Ambridge St MERNDA 3754	\$591,250	31/01/2020
2	6 Eternity St MERNDA 3754	\$580,000	20/02/2020
		l	

OR

3

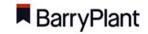
6 Ophir Way MERNDA 3754

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:	06/05/2020 18:40



14/03/2020



John Heath 03 9717 8801 0404 003 194 iheath@barryplant.com.au

Indicative Selling Price \$550,000 - \$605,000 **Median House Price** 06/05/2019 - 05/05/2020: \$550,000





Comparable Properties



7 Ambridge St MERNDA 3754 (REI/VG)





Price: \$591,250 Method: Private Sale Date: 31/01/2020

Property Type: House (Res) Land Size: 480 sqm approx

Agent Comments



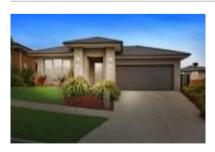
6 Eternity St MERNDA 3754 (REI/VG)







Price: \$580,000 Method: Private Sale Date: 20/02/2020 Property Type: House Land Size: 349 sqm approx Agent Comments



6 Ophir Way MERNDA 3754 (REI)





Price: \$551,000 Method: Auction Sale Date: 14/03/2020 Rooms: 5

Property Type: House (Res) Land Size: 488 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



