

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

15 Borrack Crescent, Mernda Vic 3754

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$550,000 Property 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.

	Address 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
3	6 Ophir Way MERNDA 3754	\$551,000	14/03/2020

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:

06/05/2020 18:40

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

Indicative Selling Price

\$550,000 - \$605,000

Median House Price

06/05/2019 - 05/05/2020: \$550,000



Property Type: Land

Agent Comments

Comparable Properties



7 Ambridge St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$591,250

Method: Private Sale

Date: 31/01/2020

Property Type: House (Res)

Land Size: 480 sqm approx



6 Eternity St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 20/02/2020

Property Type: House

Land Size: 349 sqm approx



6 Ophir Way MERNDA 3754 (REI)

Agent Comments



Price: \$551,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 488 sqm approx