## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address              | 6 Kepler Street, Mernda Vic 3754 |  |
|----------------------|----------------------------------|--|
| Including suburb and |                                  |  |
| postcode             |                                  |  |

## Indicative selling price

Property offered for sale

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

| Range between | \$435,000 | & | \$470,000 |
|---------------|-----------|---|-----------|
| l.            |           |   |           |

#### Median sale price

| Median price \$ | 560,000   | Pro | perty Type | House |        | Suburb | Mernda |
|-----------------|-----------|-----|------------|-------|--------|--------|--------|
| Period - From 0 | 1/07/2018 | to  | 30/06/2019 |       | 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.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 39 Friesian St MERNDA 3754   | \$465,000 | 02/05/2019   |
| 2  | 24 Henwood Rise MERNDA 3754  | \$453,000 | 03/04/2019   |
| 3  | 6 Blaimore Way MERNDA 3754   | \$435,000 | 17/08/2019   |

#### 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: | 17/09/2019 12:52 |
|--|------------------|
|--|------------------|



# BarryPlant

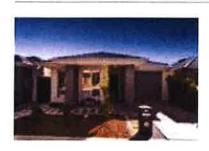




Property Type: House Land Size: 315 sqm approx **Agent Comments** 

Indicative Selling Price \$435,000 - \$470,000 Median House Price Year ending June 2019: \$560,000

# Comparable Properties



39 Friesian St MERNDA 3754 (REI/VG)

Price: \$465,000 Method: Private Sale Date: 02/05/2019

Rooms: 7

Property Type: House (Res) Land Size: 237 sqm approx **Agent Comments** 



24 Henwood Rise MERNDA 3754 (REI/VG)

3



Price: \$453,000 Method: Private Sale Date: 03/04/2019

Rooms: 4

**Property Type:** House Land Size: 235 sqm approx **Agent Comments** 



6 Blaimore Way MERNDA 3754 (REI)

**3** 

Price: \$435,000 Method: Auction Sale Date: 17/08/2019

Rooms: 4

Property Type: House (Res) Land Size: 400 sqm approx

**Agent Comments** 

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



