

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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	Ramicorn Way, Mernda Vic 3754
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$682,000
		1	

Median sale price

Median price	\$600,000	Hou	ıse X	Unit		Suburb	Mernda
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

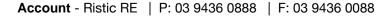
Comparable property sales (*Delete A or B below as applicable)

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	18 Lupin St MERNDA 3754	\$642,500	24/02/2018
2	7 Oatmeal Way MERNDA 3754	\$641,000	03/03/2018
3	21 Coppice St MERNDA 3754	\$630,000	21/04/2018

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.







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Rooms:

Property Type: Agent Comments

Indicative Selling Price \$620,000 - \$682,000 **Median House Price** March quarter 2018: \$600,000

Comparable Properties



18 Lupin St MERNDA 3754 (REI/VG)





Method: Auction Sale Date: 24/02/2018

Price: \$642,500

Rooms: 5

Property Type: House (Res) Land Size: 460 sqm approx

Agent Comments

7 Oatmeal Way MERNDA 3754 (REI)

= 3





Price: \$641,000 Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

21 Coppice St MERNDA 3754 (REI)

4





Price: \$630,000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House Land Size: 480 sqm approx **Agent Comments**

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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