

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

Ramicorn Way, Mernda Vic 3754

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$600,000

House

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.

	Address 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.



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)

Agent Comments



Price: \$642,500
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 460 sqm approx

7 Oatmeal Way MERNDA 3754 (REI)

Agent Comments



Price: \$641,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx

21 Coppice St MERNDA 3754 (REI)

Agent Comments



Price: \$630,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House
Land Size: 480 sqm approx