

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



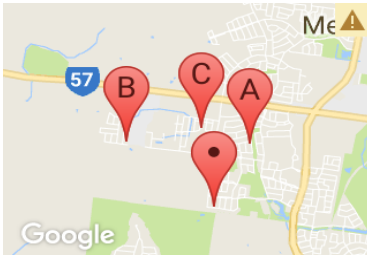
**15 GUMLEAF AVENUE, MERNDA, VIC 3754**  3  2  3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$525,000 to \$575,000**

## MEDIAN SALE PRICE



### MERNDA, VIC, 3754

Suburb Median Sale Price (House)

**\$480,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**22 ALEMAN GRN, MERNDA, VIC 3754**

 4  2  2

Sale Price

**\*\$541,000**

Sale Date: 08/06/2017

Distance from Property: 1km



**92 WELLINGTON ST, MERNDA, VIC 3754**

 4  2  2

Sale Price

**\$561,000**

Sale Date: 29/04/2017

Distance from Property: 1.5km



**24 BLACK BRAES BVD, MERNDA, VIC 3754**

 5  2  2

Sale Price

**\*\$572,000**

Sale Date: 07/10/2017

Distance from Property: 1.1km



This report has been compiled on 16/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

15 GUMLEAF AVENUE, MERNDA, VIC 3754

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$525,000 to \$575,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

MERNDA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
22 ALEMAN GRN, MERNDA, VIC 3754	*\$541,000	08/06/2017
92 WELLINGTON ST, MERNDA, VIC 3754	\$561,000	29/04/2017
24 BLACK BRAES BVD, MERNDA, VIC 3754	*\$572,000	07/10/2017