



Jon Michael  
0438 988 096

jmichael@morrisonkleeman.com.au



3 2 2

**Rooms:**

**Property Type:** Land

**Land Size:** 300

**Agent Comments**

5 years old, ARB Homes, Stone benches, Gas ducted heating and Evaporative cooling, 900mm oven, Covered alfresco.

**Indicative Selling Price**

\$395,000 - \$420,000

**Median House Price**

March quarter 2017: \$460,000

## Comparable Properties



**31 Hollaway Dr MERNDA 3754 (REI)**

3 2 2

**Price:** \$395,000

**Method:** Private Sale

**Date:** 28/03/2017

**Rooms:** 6

**Property Type:** House

**Land Size:**

**Agent Comments**

Similar house quality and land size although location is further away from amenities.



**43 Bellini Way MERNDA 3754 (VG)**

3 - -

**Price:** \$400,000

**Method:** Sale

**Date:** 07/12/2016

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 312 sqm

**Agent Comments**

Similar land size, house is a standard build and not as of high quality.



**8 Powers St MERNDA 3754 (VG)**

3 - -

**Price:** \$415,500

**Method:** Sale

**Date:** 28/11/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 361 sqm

**Agent Comments**

The build was not completed, similar location and slightly larger land size.



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## 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

7 Petworth Close, Mernda Vic 3754

#### Indicative selling price

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

Range between \$395,000 & \$420,000

#### Median sale price

Median price \$460,000

House X

Suburb Mernda

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
31 Hollaway Dr MERNDA 3754	\$395,000	28/03/2017
43 Bellini Way MERNDA 3754	\$400,000	07/12/2016
8 Powers St MERNDA 3754	\$415,500	28/11/2016