

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	24 Stradling Rise, Mernda Vic 3754
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Indicative selling price

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

Range between	\$670,000	&	\$730,000
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Median sale price

Median price	\$562,500	House	X	Unit		Suburb	Mernda
Period - From	01/07/2017	to	30/09/2017	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	13 Leonardo Dr MERNDA 3754	\$720,000	09/09/2017
2	22 Maremma Dr MERNDA 3754	\$687,500	09/09/2017
3	26 Coppice St MERNDA 3754	\$670,000	01/07/2017

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: House (Previously Occupied - Detached)
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
 \$670,000 - \$730,000
Median House Price
 September quarter 2017: \$562,500

Comparable Properties



13 Leonardo Dr MERNDA 3754 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House
Land Size: 572 sqm approx



22 Maremma Dr MERNDA 3754 (REI)

Agent Comments



Price: \$687,500
Method: Private Sale
Date: 09/09/2017
Rooms: -
Property Type: House
Land Size: 512 sqm approx

26 Coppice St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx