

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

22 Arum Walk, Mernda Vic 3754

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price

\$576,000

Property Type

House

Suburb

Mernda

Period - From

01/01/2020

to

31/03/2020

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	38 Coolgardie Way DOREEN 3754	\$600,000	12/03/2020
2	3 Brickwell La MERNDA 3754	\$590,000	09/01/2020
3	9 Arum Wik MERNDA 3754	\$582,000	15/04/2020

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.~~

This Statement of Information was prepared on:

09/07/2020 09:11

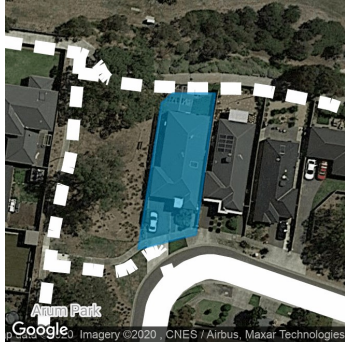
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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

March quarter 2020: \$576,000



Property Type: Land

Agent Comments

Comparable Properties

38 Coolgardie Way DOREEN 3754 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 12/03/2020

Property Type: House (Res)

Land Size: 375 sqm approx

3 Brickwell La MERNDA 3754 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 09/01/2020

Property Type: House (Res)

Land Size: 374 sqm approx



9 Arum Wik MERNDA 3754 (REI)

Agent Comments



Price: \$582,000

Method: Private Sale

Date: 15/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 397 sqm approx