

## 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

28 Harriers Street, Mernda Vic 3754

#### Indicative selling price

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

Range between \$590,000

&

\$635,000

#### Median sale price

Median price \$521,250

House

X

Unit

Suburb Mernda

Period - From 01/04/2017

to

30/06/2017

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	27 Dalmeny Way MERNDA 3754	\$622,750	27/03/2017
2	12 Callaway Cr MERNDA 3754	\$610,000	12/04/2017
3	6 Greig Dr MERNDA 3754	\$605,000	20/03/2017

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.~~



 4  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 512 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$635,000  
**Median House Price**  
 June quarter 2017: \$521,250

## Comparable Properties

### 27 Dalmeny Way MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$622,750  
**Method:** Sale  
**Date:** 27/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



### 12 Callaway Cr MERNDA 3754 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 12/04/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 560 sqm approx



### 6 Greig Dr MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$605,000  
**Method:** Sale  
**Date:** 20/03/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 596 sqm approx