

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

76 Grafton Street, Mernda Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 01/07/2019

to

30/06/2020

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	4 Softwood Dr MERNDA 3754	\$650,000	14/08/2020
2	6 Chiswick PI MERNDA 3754	\$610,000	04/07/2020
3	8 Redstone Av MERNDA 3754	\$600,000	25/05/2020

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:

28/09/2020 14:33



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Property Type: house
Land Size: 392 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 Year ending June 2020: \$565,000

Comparable Properties

4 Softwood Dr MERNDA 3754 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 14/08/2020
Property Type: House (Res)
Land Size: 481 sqm approx

6 Chiswick PI MERNDA 3754 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 04/07/2020
Property Type: House (Res)
Land Size: 375 sqm approx



8 Redstone Av MERNDA 3754 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 25/05/2020
Property Type: House (Res)
Land Size: 448 sqm approx