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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	Hou	ISE		Suburb	Mernda
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ad	dress 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



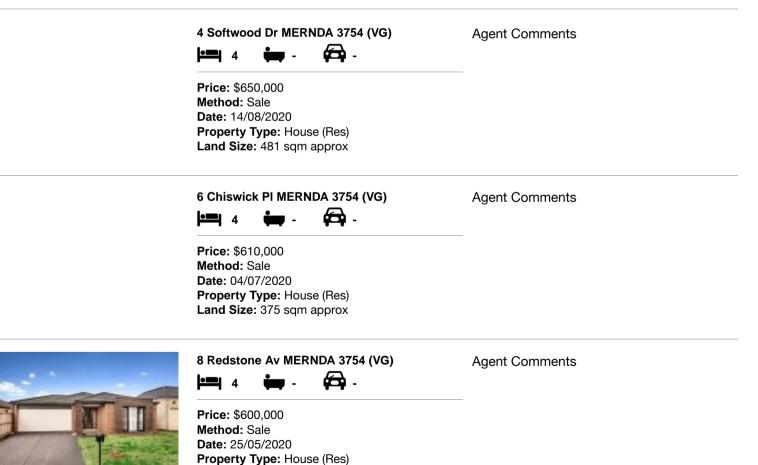






Property Type: house Land Size: 392 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median House Price Year ending June 2020: \$565,000

Comparable Properties



Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

Land Size: 448 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.