

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

56 Basilica Vista, Mernda Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$510,000

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 17 Autumn Gr MERNDA 3754	\$500,000	29/04/2017
2 101 Waterview Dr MERNDA 3754	\$495,000	12/04/2017
3 142 Regent St MERNDA 3754	\$480,000	03/07/2017

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.~~

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Indicative Selling Price

\$470,000 - \$510,000

Median House Price

June quarter 2017: \$521,250



Rooms:

Property Type: Land

Land Size: 427 sqm approx

Agent Comments

Comparable Properties

17 Autumn Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 456 sqm approx



101 Waterview Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 12/04/2017

Rooms: -

Property Type: House

Land Size: 520 sqm approx



142 Regent St MERNDA 3754 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 03/07/2017

Rooms: 5

Property Type: House

Land Size: 438 sqm approx