

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

18 Breadalbane Avenue, Mernda Vic 3754

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Mernda

Period - From

01/04/2021

to

31/03/2022

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	24 Brinkhill Dr MERNDA 3754	\$667,000	23/05/2022
2	22 Brinkhill Dr MERNDA 3754	\$660,000	14/05/2022
3	34 Cortona Grng MERNDA 3754	\$645,000	10/03/2022

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:

30/05/2022 13:39



 3  2  2

Rooms: 5
Property Type: House
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
Year ending March 2022: \$690,000

Comparable Properties



24 Brinkhill Dr MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$667,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 408 sqm approx



22 Brinkhill Dr MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$660,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 408 sqm approx



34 Cortona Grng MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$645,000
Method: Private Sale
Date: 10/03/2022
Property Type: House (Res)
Land Size: 398 sqm approx

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