

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 Chanticleer Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$565,000 Property Type House Suburb Mernda

Period - From 01/07/2019 to 30/09/2019 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	3/12 Schotters Rd MERNDA 3754	\$370,000	30/07/2019
2			
3			

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: 09/01/2020 16:25



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Property Type: House (Res)

Land Size: 101 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$340,000 - \$370,000
Median House Price
September quarter 2019: \$565,000

Comparable Properties

3/12 Schotters Rd MERNDA 3754 (VG)

[Agent Comments](#)

 3  -  -

Price: \$370,000

Method: Sale

Date: 30/07/2019

Property Type: Flat/Unit/Apartment (Res)

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.