

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

11 Vasari Gardens, Mernda Vic 3754

Indicative selling price

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

Range between \$560,000

&

\$616,000

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	31 Powlett St MERNDA 3754	\$615,000	19/10/2019
2	10 Gumleaf Av MERNDA 3754	\$575,000	13/09/2019
3	22 Vasari Gdns MERNDA 3754	\$570,000	06/08/2019

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:

07/11/2019 21:16



Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$616,000
Median House Price
September quarter 2019: \$565,000

Comparable Properties



31 Powlett St MERNDA 3754 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House



10 Gumleaf Av MERNDA 3754 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 13/09/2019
Rooms: 6
Property Type: House
Land Size: 448 sqm approx



22 Vasari Gdns MERNDA 3754 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 06/08/2019
Rooms: 6
Property Type: House
Land Size: 458 sqm approx