

# 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

13 Chanticleer Drive, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000

&

\$350,000

### Median sale price

Median price \$410,000

Property Type Unit

Suburb Mernda

Period - From 01/01/2019

to 31/12/2019

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	41 Chanticleer Dr MERNDA 3754	\$348,000	24/09/2019
2	5 Chanticleer Dr MERNDA 3754	\$340,000	26/09/2019
3	7/9 Kincaid Dr MERNDA 3754	\$340,000	08/12/2019

**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:

10/03/2020 12:40



 2    1    1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

Year ending December 2019: \$410,000

## Comparable Properties

**41 Chanticleer Dr MERNDA 3754 (VG)**

Agent Comments

 2    -    -

**Price:** \$348,000

**Method:** Sale

**Date:** 24/09/2019

**Property Type:** Flat/Unit/Apartment (Res)

**5 Chanticleer Dr MERNDA 3754 (VG)**

Agent Comments

 2    -    -

**Price:** \$340,000

**Method:** Sale

**Date:** 26/09/2019

**Property Type:** House - Attached House N.E.C.

**Land Size:** 50 sqm approx



**7/9 Kincaid Dr MERNDA 3754 (REI)**

Agent Comments

 2    1    1

**Price:** \$340,000

**Method:** Sale by Tender

**Date:** 08/12/2019

**Rooms:** 7

**Property Type:** House