## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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

Range between	\$320,000	&	\$350,000

#### Median sale price

Median price	\$410,000	Pro	perty Type	Jnit		Suburb	Mernda
Period - From	01/01/2019	to	31/12/2019	S	ource	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

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

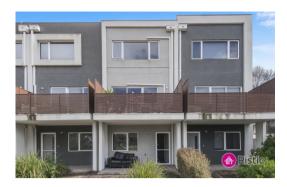
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









**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)

2

**:** 



**Agent Comments** 

Price: \$348,000 Method: Sale Date: 24/09/2019

Property Type: Flat/Unit/Apartment (Res)

5 Chanticleer Dr MERNDA 3754 (VG)

**-**2





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**Agent Comments** 

**Price:** \$340,000 **Method:** Sale **Date:** 26/09/2019

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

Land Size: 50 sqm approx

A CANADA

7/9 Kincaid Dr MERNDA 3754 (REI)

**二** 2



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**Price:** \$340,000 **Method:** Sale by Tender **Date:** 08/12/2019

Rooms: 7

Property Type: House

**Agent Comments** 

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