

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

3 Destiny View, Mernda Vic 3754

Indicative selling price

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

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$582,000

House

X

Unit

Suburb

Mernda

Period - From

01/07/2018

to

30/09/2018

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	55 Brinkhill Dr MERNDA 3754	\$545,000	07/09/2018
2	5 Licodia Pde MERNDA 3754	\$542,000	09/08/2018
3	7 Annandale Dr MERNDA 3754	\$541,000	10/07/2018

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.



 4  2  2

Rooms:
Property Type: Land
Land Size: 335 sqm approx
 Agent Comments

Indicative Selling Price
 \$520,000 - \$550,000
Median House Price
 September quarter 2018: \$582,000

Comparable Properties



55 Brinkhill Dr MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$545,000
Method: Private Sale
Date: 07/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 380 sqm approx



5 Licodia Pde MERNDA 3754 (VG)

Agent Comments

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Price: \$542,000
Method: Sale
Date: 09/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 358 sqm approx

7 Annandale Dr MERNDA 3754 (VG)

Agent Comments

 4  -  -

Price: \$541,000
Method: Sale
Date: 10/07/2018
Rooms: -
Property Type: House (New - Detached)
Land Size: 313 sqm approx