

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

16 Falkirk Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$576,000 Property Type House Suburb Mernda

Period - From 01/01/2020 to 31/03/2020 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	11 Rye Rd MERNDA 3754	\$510,000	14/04/2020
2	14 Henwood Rise MERNDA 3754	\$490,000	02/03/2020
3	5 Destiny Vw MERNDA 3754	\$480,000	06/05/2020

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:

06/07/2020 12:03



 3  2  1

Property Type: House
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
March quarter 2020: \$576,000

Comparable Properties



11 Rye Rd MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$510,000
Method: Private Sale
Date: 14/04/2020
Rooms: 4
Property Type: House (Res)
Land Size: 368 sqm approx



14 Henwood Rise MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$490,000
Method: Sold Before Auction
Date: 02/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 212 sqm approx



5 Destiny Vw MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$480,000
Method: Private Sale
Date: 06/05/2020
Rooms: 4
Property Type: House
Land Size: 336 sqm approx