

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

14 Viewpoint Avenue, Mernda Vic 3754

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 01/10/2021

to

31/12/2021

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.

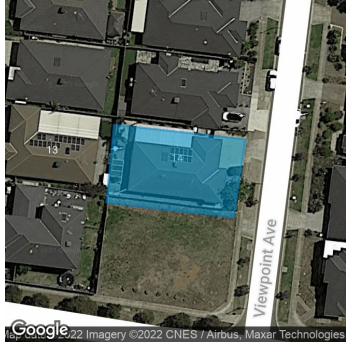
	Address of comparable property	Price	Date of sale
1	22 Crossing Rd MERNDA 3754	\$845,000	20/12/2021
2	47 Goulburn St MERNDA 3754	\$845,000	17/11/2021
3	23 Mintbush Grng MERNDA 3754	\$840,000	02/09/2021

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:

27/01/2022 10:32



 4  2  2

Property Type: House
(Residential)
Land Size: 540 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
December quarter 2021: \$690,000

Comparable Properties

22 Crossing Rd MERNDA 3754 (REI)

[Agent Comments](#)

 4  2  2

Price: \$845,000
Method: Private Sale
Date: 20/12/2021
Property Type: House (Res)



47 Goulburn St MERNDA 3754 (REI)

[Agent Comments](#)

 4  2  2

Price: \$845,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 512 sqm approx

23 Mintbush Grng MERNDA 3754 (VG)

[Agent Comments](#)

 4  -  -

Price: \$840,000
Method: Sale
Date: 02/09/2021
Property Type: House (Res)
Land Size: 531 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802