

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

4 Pearson Road, Mernda Vic 3754

Indicative selling price

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$553,375

Property Type House

Suburb Mernda

Period - From 01/04/2019

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	17 Rowell Dr MERNDA 3754	\$575,000	10/04/2020
2	6 Ophir Way MERNDA 3754	\$551,000	14/03/2020
3	73 Breadalbane Av MERNDA 3754	\$546,500	05/04/2020

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:

01/06/2020 09:58



Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price

\$540,000 - \$594,000

Median House Price

Year ending March 2020: \$553,375

Comparable Properties



17 Rowell Dr MERNDA 3754 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 10/04/2020
Property Type: House (Res)
Land Size: 448 sqm approx



6 Ophir Way MERNDA 3754 (REI/VG)

Agent Comments



Price: \$551,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 488 sqm approx



73 Breadalbane Av MERNDA 3754 (VG)

Agent Comments



Price: \$546,500
Method: Sale
Date: 05/04/2020
Property Type: House (Res)
Land Size: 450 sqm approx