

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 WESTGARTH ROAD, MERNDA, VIC

3 2 1

Indicative Selling Price

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

Single Price: **\$395,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$520,000

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 BALFOUR DR, MERNDA, VIC 3754

3 1 1

Sale Price

\$396,350

Sale Date: 15/03/2017

Distance from Property: 1.4km



5 INVERNESS RD, MERNDA, VIC 3754

3 2 1

Sale Price

***\$425,500**

Sale Date: 06/07/2017

Distance from Property: 857m



26 RIORDAN CRES, MERNDA, VIC 3754

3 2 1

Sale Price

***\$442,000**

Sale Date: 28/06/2017

Distance from Property: 1.5km



This report has been compiled on 13/07/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 WESTGARTH ROAD, MERNDA, VIC 3754

Indicative selling price

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

Single Price:

\$395,000

Median sale price

Median price

\$520,000

House

X

Unit

Suburb

MERNDA

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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
7 BALFOUR DR, MERNDA, VIC 3754	\$396,350	15/03/2017
5 INVERNESS RD, MERNDA, VIC 3754	*\$425,500	06/07/2017
26 RIORDAN CRES, MERNDA, VIC 3754	*\$442,000	28/06/2017