

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

10 Woolshed Avenue, Mernda Vic 3754

Indicative selling price

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

Range between \$780,000

&

\$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	1 Clyde Rd MERNDA 3754	\$820,000	10/11/2021
2			
3			

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:

15/02/2022 11:14



 3  2  2

Property Type: House
(Residential)
Land Size: 521 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
December quarter 2021: \$690,000

Comparable Properties

1 Clyde Rd MERNDA 3754 (VG)

Agent Comments

 3  -  -

Price: \$820,000
Method: Sale
Date: 10/11/2021
Property Type: House (Res)
Land Size: 594 sqm approx

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.