

Statement of Information

Period - From 01/04/2017

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

								3
Property offer	ed for s	sale						
Including subu	ddress irb and stcode	57 Wate	erwheel (Grove, Mer	nda Vic	3754		
Indicative selli	ng pric	e						
For the meaning	of this p	rice see	consum	ner.vic.gov.	au/und	erquoting		
Range between	\$530,	000		&	\$5	83,000		
Median sale pı	rice							
Median price	\$521,25	50	House	Х	Unit		Suburb	Mernda

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2017

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.

Source REIV

Add	dress of comparable property	Price	Date of sale
1	37 Everard Rd MERNDA 3754	\$555,000	23/05/2017
2	12 Jackaroo St MERNDA 3754	\$551,000	25/08/2017
3	5 Haig St MERNDA 3754	\$547,000	19/08/2017

OR

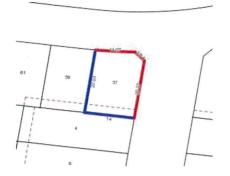
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088











Rooms:

Property Type: Land **Land Size:** 310 sqm approx

Agent Comments

Indicative Selling Price \$530,000 - \$583,000 Median House Price June quarter 2017: \$521,250

Comparable Properties



37 Everard Rd MERNDA 3754 (REI/VG)

4





Agent Comments

Price: \$555,000 Method: Private Sale Date: 23/05/2017 Rooms: 5

Property Type: House Land Size: 489 sqm approx

12 Jackaroo St MERNDA 3754 (REI)

4





Price: \$551,000 Method: Private Sale Date: 25/08/2017

Rooms: -

Property Type: House Land Size: 412 sqm approx **Agent Comments**



5 Haig St MERNDA 3754 (REI)







Price: \$547,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 410 sqm approx

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 12/09/2017 10:43