

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 Merino Drive, Mernda Vic 3754
---	----------------------------------

Indicative selling price

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

Range between	\$445,000	&	\$489,500
---------------	-----------	---	-----------

Median sale price

Median price	\$550,250	House	X	Unit		Suburb	Mernda
Period - From	01/01/2017	to	31/12/2017	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	19 Kincaid Dr MERNDA 3754	\$506,100	11/12/2017
2	12 Dalwhinnie CI MERNDA 3754	\$485,000	11/11/2017
3	5 Kincaid Dr MERNDA 3754	\$460,000	09/11/2017

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.~~



Rooms:
Property Type: Land
Land Size: 187 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$489,500
Median House Price
Year ending December 2017: \$550,250

Comparable Properties



19 Kincaid Dr MERNDA 3754 (REI)

Agent Comments



Price: \$506,100
Method: Private Sale
Date: 11/12/2017
Rooms: -
Property Type: House
Land Size: 165 sqm approx



12 Dalwhinnie Ct MERNDA 3754 (REI/VG)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 294 sqm approx



5 Kincaid Dr MERNDA 3754 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 09/11/2017
Rooms: 4
Property Type: House
Land Size: 169 sqm approx