

## 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

34 Stourhead Avenue, Mernda Vic 3754

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&amp;

\$480,000

**Median sale price**

Median price \$460,000

House

X

Suburb Mernda

Period - From 01/01/2017

to

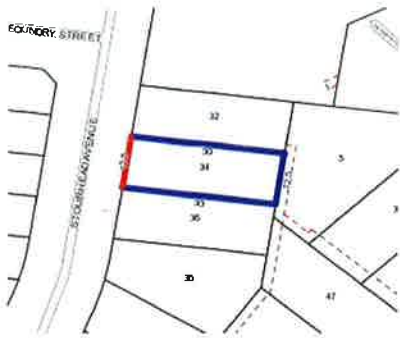
31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Bidgee Rise MERNDA 3754	\$487,000	20/05/2017
12 Softwood Dr MERNDA 3754	\$480,000	25/03/2017
4 Lorenzo Way MERNDA 3754	\$468,000	14/02/2017



 3  2  2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 374 sqm  
**Agent Comments**

**Indicative Selling Price**  
 \$440,000 - \$480,000  
**Median House Price**  
 March quarter 2017: \$460,000

## Comparable Properties



**2 Bidgee Rise MERNDA 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$487,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 375 sqm



**12 Softwood Dr MERNDA 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$480,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 330 sqm



**4 Lorenzo Way MERNDA 3754 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$468,000  
**Method:** Sale  
**Date:** 14/02/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 388 sqm