

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

56 Pearson Road, Mernda Vic 3754

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 13/09/2021

to

12/09/2022

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	13 Umbria Rd MERNDA 3754	\$896,000	12/04/2022
2	9 Reynolds Cirt MERNDA 3754	\$889,000	08/04/2022
3	4 Gridley St MERNDA 3754	\$870,000	17/05/2022

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:

13/09/2022 15:00



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Property Type: House
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
13/09/2021 - 12/09/2022: \$690,000

Comparable Properties

13 Umbria Rd MERNDA 3754 (VG)

Agent Comments

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Price: \$896,000
Method: Sale
Date: 12/04/2022
Property Type: House (Res)
Land Size: 512 sqm approx

9 Reynolds Cirt MERNDA 3754 (VG)

Agent Comments

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Price: \$889,000
Method: Sale
Date: 08/04/2022
Property Type: House (Res)
Land Size: 467 sqm approx

4 Gridley St MERNDA 3754 (VG)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 17/05/2022
Property Type: House (Res)
Land Size: 704 sqm approx

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