

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

29 Vestley Drive, Mernda Vic 3754

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Mernda

Period - From

01/10/2019

to

31/12/2019

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 Goadby Dr MERNDA 3754	\$520,000	27/11/2019
2	6 Southdown Rise MERNDA 3754	\$520,000	24/03/2020
3	7 Goadby Dr MERNDA 3754	\$520,000	08/10/2019

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:

08/04/2020 12:20



 3  2  2

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$520,000

Median House Price

December quarter 2019: \$565,000

Comparable Properties



13 Goadby Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$520,000

Method: Private Sale

Date: 27/11/2019

Rooms: 5

Property Type: House

Land Size: 287 sqm approx



6 Southdown Rise MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$520,000

Method: Private Sale

Date: 24/03/2020

Rooms: 4

Property Type: House



7 Goadby Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$520,000

Method: Private Sale

Date: 08/10/2019

Property Type: House

Land Size: 312 sqm approx