

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

3 Tangelo Grove, Mernda Vic 3754

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$574,250

House

X

Unit

Suburb

Mernda

Period - From

01/10/2018

to

31/12/2018

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		
2		
3		

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.



 3
  2
  2

Rooms:**Property Type:** House (Res)**Land Size:** 426 sqm approx**Agent Comments****Indicative Selling Price**

\$620,000 - \$660,000

Median House Price

December quarter 2018: \$574,250

Comparable Properties

**10 Rousham PI MERNDA 3754 (REI)****Agent Comments**

 3
  2
  2

Price: \$630,000**Method:** Private Sale**Date:** 19/12/2018**Rooms:** 8**Property Type:** House**Land Size:** 555 sqm approx**13 Coolibah St DOREEN 3754 (REI/VG)****Agent Comments**

 3
  2
  2

Price: \$625,000**Method:** Private Sale**Date:** 21/09/2018**Rooms:** 8**Property Type:** House**Land Size:** 476 sqm approx

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.