

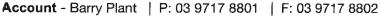
Statement of Information

Single residential property located in the Melbourne metropolitan area

| | Section 47AF of the Estate Agents Act 19 | | | | |
|--------------------------------|--|---|------------------|--------|--------------|
| Property offer | red for sale | | | | |
| Including sub | Address 3 Tang urb and ostcode | gelo Grove, Mernda | Vic 3754 | | |
| Indicative sell | ling price | | | | |
| For the meaning | of this price se | e consumer.vic.gov | .au/underquoting | | |
| Range between \$620,000 | | & | \$660,000 | | |
| Median sale p | rice | | | | |
| Median price | \$574,250 | House X | Unit | Suburb | Mernda |
| Period - From | 01/10/2018 | to 31/12/2018 | Source | REIV | |
| Comparable p | roperty sales | (*Delete A or B b | elow as applical | ble) | |
| months | | perties sold within t agent or agent's rep | | | |
| Address of comparable property | | | | Price | Date of sale |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| OR | | | | | |

В* 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.









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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)

3

6 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)

3





Price: \$625,000 Method: Private Sale Date: 21/09/2018

Rooms: 8

Property Type: House Land Size: 476 sqm approx **Agent Comments**

Agent Comments

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.

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

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