

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 Mervyn Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 30/10/2019

to

29/10/2020

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 | 4 Softwood Dr MERNDA 3754 | \$650,000 | 14/08/2020 |
| 2 | 9 Cropley Tce MERNDA 3754 | \$637,000 | 24/10/2020 |
| 3 | 3 Cropley Tce MERNDA 3754 | \$630,000 | 12/10/2020 |

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:

30/10/2020 20:22

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Indicative Selling Price

\$630,000 - \$660,000

Median House Price

30/10/2019 - 29/10/2020: \$565,000



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties

4 Softwood Dr MERNDA 3754 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 14/08/2020

Property Type: House (Res)

Land Size: 481 sqm approx

9 Cropley Tce MERNDA 3754 (REI)

Agent Comments



Price: \$637,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

3 Cropley Tce MERNDA 3754 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 12/10/2020

Rooms: 6

Property Type: House (Res)

Land Size: 505 sqm approx