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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$630,000		&		\$660,000	C		
Median sale pr	ice							
Median price	\$565,000	Pro	operty Type	Hou	se		Suburb	Mernda
Period - From	30/10/2019	to	29/10/2020		So	urce	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.

Ado	dress 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



3 Mervyn Drive, Mernda Vic 3754







Property Type: Land Land Size: 448 sqm approx Agent Comments Rayni Jerram 039717 8801 0417 633 055 rjerram@barryplant.com.au

Indicative Selling Price \$630,000 - \$660,000 Median House Price 30/10/2019 - 29/10/2020: \$565,000

Comparable Properties

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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
	Agent comments
Price: \$630,000	
Method: Private Sale	
Date: 12/10/2020	
Rooms: 6	
Property Type: House (Res)	
Land Size: 505 sqm approx	

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.