

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

41 Harriers Street, Mernda Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 01/07/2019

to 30/09/2019

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	3 Geranium Gr MERNDA 3754	\$626,000	21/09/2019
2	14 Coppice St MERNDA 3754	\$600,000	15/08/2019
3	51 Lockhart St MERNDA 3754	\$584,000	17/10/2019

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:

27/11/2019 13:45



Property Type: House (New - Detached)

Land Size: 447 sqm approx

Agent Comments

Comparable Properties

3 Geranium Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$626,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 475 sqm approx



14 Coppice St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 15/08/2019

Property Type: House (Res)

Land Size: 448 sqm approx



51 Lockhart St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$584,000

Method: Private Sale

Date: 17/10/2019

Property Type: House (Res)

Land Size: 448 sqm approx