

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

17 Herschel Way, Mernda Vic 3754

Indicative selling price

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

Range between \$370,000

&

\$407,000

Median sale price

Median price \$329,000

Property Type Vacant land

Suburb Mernda

Period - From 06/01/2020

to

05/01/2021

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	8 Shanks Way MERNDA 3754	\$400,000	14/10/2020
2	15 Regent St MERNDA 3754	\$390,000	17/08/2020
3	46 Boyce Blvd MERNDA 3754	\$375,000	11/08/2020

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:

06/01/2021 12:33



Property Type: Land
Land Size: 431 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Land Price
06/01/2020 - 05/01/2021: \$329,000

Comparable Properties

8 Shanks Way MERNDA 3754 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 14/10/2020
Property Type: Land
Land Size: 540 sqm approx



15 Regent St MERNDA 3754 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 17/08/2020
Property Type: Land
Land Size: 508 sqm approx

46 Boyce Blvd MERNDA 3754 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 11/08/2020
Property Type: Land
Land Size: 461 sqm approx