### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	11 Blaimore Way, Mernda Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$570,000	&	\$627,000
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#### Median sale price

Median price	\$690,000	Pro	perty Type	House		Suburb	Mernda
Period - From	01/04/2021	to	31/03/2022		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

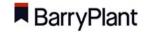
Add	dress of comparable property	Price	Date of sale
1	36 Eldorado Loop MERNDA 3754	\$610,000	09/03/2022
2	12 Fashoda Dr MERNDA 3754	\$595,000	14/12/2021
3	20 Sommerville Av MERNDA 3754	\$590,000	05/02/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2022 12:42













Property Type: House Land Size: 336 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$627,000 **Median House Price** Year ending March 2022: \$690,000

# Comparable Properties

36 Eldorado Loop MERNDA 3754 (VG)





Method: Sale Date: 09/03/2022 Property Type: House (Res)

Price: \$610,000

Land Size: 300 sqm approx

**Agent Comments** 

12 Fashoda Dr MERNDA 3754 (VG)

**└─** 4





Price: \$595,000 Method: Sale Date: 14/12/2021

Property Type: House (Res) Land Size: 300 sqm approx

Agent Comments

20 Sommerville Av MERNDA 3754 (VG)

**--**4





Price: \$590.000 Method: Sale Date: 05/02/2022

Property Type: House (Res) Land Size: 327 sqm approx

Agent Comments

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



