

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 Craigmoor Crescent, Mernda Vic 3754

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$576,000

Property Type House

Suburb Mernda

Period - From 01/01/2020

to 31/03/2020

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	35 Chicory St MERNDA 3754	\$621,250	23/03/2020
2	80 Lockhart St MERNDA 3754	\$620,000	13/02/2020
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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:

28/04/2020 16:03



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Property Type: House
(Residential)
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$620,000
Median House Price
March quarter 2020: \$576,000

Comparable Properties



35 Chicory St MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$621,250
Method: Sold Before Auction
Date: 23/03/2020
Property Type: House (Res)
Land Size: 448 sqm approx

80 Lockhart St MERNDA 3754 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 13/02/2020
Property Type: House (Res)
Land Size: 448 sqm approx

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.