

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

40 Brunton Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$770,000

&

\$847,000

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	6 Avoca Av MERNDA 3754	\$850,000	27/08/2019
2	17 Black Braes Blvd MERNDA 3754	\$842,500	15/11/2019
3	10 Foxwood Gr MERNDA 3754	\$813,100	16/02/2020

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:

09/07/2020 09:02

Rayni Jerram
039717 8801
0417 633 055
rjerram@barryplant.com.au

Indicative Selling Price
\$770,000 - \$847,000
Median House Price
March quarter 2020: \$576,000



Property Type: Land
Land Size: 595 sqm approx
Agent Comments

Comparable Properties



6 Avoca Av MERNDA 3754 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 27/08/2019
Rooms: 6
Property Type: House
Land Size: 623 sqm approx

17 Black Braes Blvd MERNDA 3754 (VG)

Agent Comments



Price: \$842,500
Method: Sale
Date: 15/11/2019
Property Type: House (Res)
Land Size: 699 sqm approx



10 Foxwood Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$813,100
Method: Private Sale
Date: 16/02/2020
Rooms: 9
Property Type: House
Land Size: 751 sqm approx