

# 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

6 Vestley Drive, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&

\$495,000

### Median sale price

Median price \$570,000

Property Type House

Suburb Mernda

Period - From 15/11/2019

to

14/11/2020

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	24 Etherington Dr MERNDA 3754	\$470,000	14/07/2020
2	9/27 Pipers La MERNDA 3754	\$455,000	01/06/2020
3			

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:

15/11/2020 13:10



**Property Type:** Strata  
Unit/Townhouse - Conjoined  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$495,000  
**Median House Price**  
15/11/2019 - 14/11/2020: \$570,000

## Comparable Properties



**24 Etherington Dr MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$470,000  
**Method:** Sold Before Auction  
**Date:** 14/07/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 167 sqm approx

**9/27 Pipers La MERNDA 3754 (VG)**

Agent Comments



**Price:** \$455,000  
**Method:** Sale  
**Date:** 01/06/2020  
**Property Type:** Flat/Unit/Apartment (Res)

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.