

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Macqueen Street Mernda 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*460000 & \$480000

Median sale price

(*Delete house or unit as applicable)

Median price \$430000 *House x *Unit Suburb Mernda

Period - From January 2017 to January 2017 Source RP Data

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
10 Shepherds Way Mernda 3754	\$440000	10 Nov 2016
6 Macqueen Street Mernda 3754	\$538500	27 March 2017
12 Macqueen Street Mernda 3754	\$426000	12 Nov 2016

► SOLD PROPERTIES



10 Shepherds Way Mernda VIC 3754

Sold Price: \$440,000
 Sold Date: 10 Nov 2016
 Category: House: Standard
 Lot Plan: 436/PS621302 MERNDA VIC



Distance: 0.51km



6 Macqueen Street Mernda VIC 3754

Sold Price: \$538,500
 Sold Date: 27 Mar 2017
 Category: House
 Lot Plan: 218/PS640821 MERNDA VIC



Distance: 0.07km



12 Macqueen Street Mernda VIC 3754

Sold Price: \$426,000
 Sold Date: 12 Nov 2016
 Category: House: Standard
 Lot Plan: 215/PS640821 MERNDA VIC



Distance: 0.03km



19 Nissoria Avenue Mernda VIC 3754

Sold Price: \$444,800
 Sold Date: 30 Nov 2016
 Category: House: One Storey / Lowset
 Lot Plan: 146/PS647498 MERNDA VIC

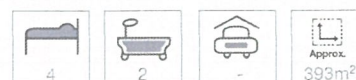


Distance: 0.58km



9 Wandana Way Mernda VIC 3754

Sold Price: \$465,000
 Sold Date: 3 Apr 2017
 Category: Land: Res House
 Lot Plan: 4812/PS646689 MERNDA VIC



Distance: 0.58km