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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

35 Geranium Grove, Mernda Vic 3754

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$521,250

House

X

Unit

Suburb Mernda

Period - From 01/04/2017

to

30/06/2017

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	22 Maremma Dr MERNDA 3754	\$687,500	09/09/2017
2	26 Coppice St MERNDA 3754	\$670,000	01/07/2017
3	28 Harriers St MERNDA 3754	\$646,199	14/09/2017

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.~~



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Indicative Selling Price

\$640,000 - \$690,000

Median House Price

June quarter 2017: \$521,250



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



22 Maremma Dr MERNDA 3754 (REI)

Agent Comments



Price: \$687,500

Method: Private Sale

Date: 09/09/2017

Rooms: -

Property Type: House

Land Size: 512 sqm approx

26 Coppice St MERNDA 3754 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



28 Harriers St MERNDA 3754 (REI)

Agent Comments



Price: \$646,199

Method: Private Sale

Date: 14/09/2017

Rooms: 8

Property Type: House (Res)

Land Size: 512 sqm approx