

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

7 Cotswold Way, Mernda Vic 3754

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$537,500

House

X

Unit

Suburb Mernda

Period - From 01/04/2019

to 30/06/2019

Source REIV

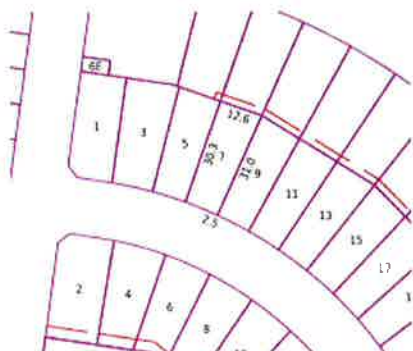
Comparable property sales (*Delete A or B below as applicable)

- 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	11 Destiny Vw MERNDA 3754	\$540,000	03/07/2019
2	48 Waterwheel Gr MERNDA 3754	\$532,000	21/05/2019
3	12 Pythagoras St MERNDA 3754	\$530,000	05/06/2019

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.~~



 4
  2
  2

Rooms:

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2019: \$537,500

Comparable Properties



11 Destiny Vw MERNDA 3754 (REI)

Agent Comments

 4
  2
  2

Price: \$540,000

Method: Private Sale

Date: 03/07/2019

Rooms: -

Property Type: House

Land Size: 399 sqm approx



48 Waterwheel Gr MERNDA 3754 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$532,000

Method: Private Sale

Date: 21/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 350 sqm approx

12 Pythagoras St MERNDA 3754 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$530,000

Method: Private Sale

Date: 05/06/2019

Rooms: -

Property Type: House

Land Size: 392 sqm approx