Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	158 Regent Street, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Mernda
Period - From	01/01/2021	to	31/03/2021		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

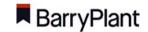
Add	dress of comparable property	Price	Date of sale
1	133 Regent St MERNDA 3754	\$609,000	13/03/2021
2	26 Newington Pde MERNDA 3754	\$630,000	23/06/2021
3	15 Balerno Way MERNDA 3754	\$580,000	19/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2021 09:10





Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

> Indicative Selling Price \$580,000 - \$630,000 Median House Price March quarter 2021: \$650,000





Comparable Properties

133 Regent St MERNDA 3754 (REI)

4 2 2 2

Price: \$609,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) **Land Size:** 408 sqm approx

Agent Comments



26 Newington Pde MERNDA 3754 (REI)

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Price: \$630,000

Method: Sold Before Auction

Date: 23/06/2021

Property Type: House (Res)

Agent Comments

15 Balerno Way MERNDA 3754 (VG)

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Price: \$580,000 Method: Sale Date: 19/03/2021

Property Type: House (Res) **Land Size:** 350 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



