

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

158 Regent Street, Mernda Vic 3754

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$650,000

Property 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	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 comparable properties 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

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



Property Type: Land
Land Size: 352 sqm approx
Agent Comments

Comparable Properties

133 Regent St MERNDA 3754 (REI)

Agent Comments



Price: \$609,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 408 sqm approx



26 Newington Pde MERNDA 3754 (REI)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 23/06/2021
Property Type: House (Res)

15 Balerno Way MERNDA 3754 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 19/03/2021
Property Type: House (Res)
Land Size: 350 sqm approx