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 | 3 Iceberg Drive, Mernda Vic 3754 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| , | |

Indicative selling price

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

| Range between | \$460,000 | & | \$495,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$545,000 | Pro | perty Type | House | | Suburb | Mernda |
|---------------|------------|-----|------------|-------|--------|--------|--------|
| Period - From | 01/07/2020 | to | 30/09/2020 | | 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.

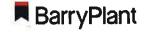
| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------|-----------|--------------|
| 1 | 12 Pisa Way MERNDA 3754 | \$495,000 | 27/07/2020 |
| 2 | 5 Cloughs Rd MERNDA 3754 | \$490,000 | 21/07/2020 |
| 3 | 148 Everard Rd MERNDA 3754 | \$470,000 | 17/07/2020 |

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: | 06/11/2020 22:58 |
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Property Type: House

(Residential)

Land Size: 238 sqm approx

Agent Comments

Indicative Selling Price \$460,000 - \$495,000 Median House Price September quarter 2020: \$545,000

Comparable Properties

12 Pisa Way MERNDA 3754 (REI/VG)

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Price: \$495,000 Method: Private Sale Date: 27/07/2020

Property Type: House (Res) Land Size: 238 sqm approx **Agent Comments**

5 Cloughs Rd MERNDA 3754 (VG)

Price: \$490,000 Method: Sale Date: 21/07/2020

Property Type: House (Res) Land Size: 293 sqm approx

Agent Comments



3

2



Price: \$470,000 Method: Private Sale Date: 17/07/2020 Rooms: 4

Property Type: House

Land Size: 294 sqm approx

Agent Comments

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



