

8 MacQueen Street, Mernda Vic 3754



Monica Diosi

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Indicative Selling Price

\$495,000 - \$540,000

Median House Price

June quarter 2017: \$521,250



4 2 2

Rooms:

Property Type: Land

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



13 Macqueen St MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$571,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 419 sqm approx



6 Macqueen St MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$538,500

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: House

Land Size: 391 sqm approx



16 Macqueen St MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$460,000

Method: Private Sale

Date: 07/06/2017

Rooms: 6

Property Type: House

Land Size: 391 sqm approx

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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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

8 MacQueen Street, Mernda Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$521,250

House

X

Suburb

Mernda

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Macqueen St MERNDA 3754	\$571,000	23/05/2017
6 Macqueen St MERNDA 3754	\$538,500	27/03/2017
16 Macqueen St MERNDA 3754	\$460,000	07/06/2017