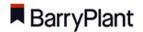
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale												
Address Including suburb and postcode			4 Basilica Vista, Mernda Vic 3754												
Indicat	ndicative selling price														
For the	For the meaning of this price see consumer.vic.gov.au/underquoting														
Single price \$750,000															
Median sale price															
Media	an price	\$553,37	'5	Pro	operty Type	Hou	se			Suburb	Mernda				
Period	d - From	01/04/2	019	to 31/03/2020			9	Sourc	се	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										Pr	rice		Date of sa	ale	
1															
2															
3															
OR															
B*					representativ wo kilometre									ole	
	This Statement of Information was prepared on:									on:	13/07/2020 11:29				











Property Type: House (Previously

Occupied - Detached) **Land Size:** 615 sqm approx

Agent Comments

Indicative Selling Price \$750,000 Median House Price Year ending March 2020: \$553,375

Comparable Properties

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.

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



