

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

11 Cortona Grange, Mernda Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price \$521,250

House

X

Unit

Suburb Mernda

Period - From 01/04/2017

to

30/06/2017

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	13 Henwood Rise MERNDA 3754	\$520,000	31/07/2017
2	9 Henwood Rise MERNDA 3754	\$498,000	12/05/2017
3	16 Macqueen St MERNDA 3754	\$460,000	07/06/2017

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.


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Rooms:**Property Type:** House**Land Size:** 400 sqm approx**Agent Comments**

An excellent opportunity to invest or live in this rapidly growing area.

Indicative Selling Price

\$470,000 - \$517,000

Median House Price

June quarter 2017: \$521,250

Comparable Properties

**13 Henwood Rise MERNDA 3754 (REI)****Agent Comments**
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Price: \$520,000**Method:** Private Sale**Date:** 31/07/2017**Rooms:** 7**Property Type:** House**Land Size:** 350 sqm approx**9 Henwood Rise MERNDA 3754 (REI/VG)****Agent Comments**
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Price: \$498,000**Method:** Private Sale**Date:** 12/05/2017**Rooms:** 7**Property Type:** House**Land Size:** 350 sqm approx**16 Macqueen St MERNDA 3754 (REI/VG)****Agent Comments**
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Price: \$460,000**Method:** Private Sale**Date:** 07/06/2017**Rooms:** 6**Property Type:** House**Land Size:** 391 sqm approx