

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

22 Henwood Rise, Mernda Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$562,500

House

X

Unit

Suburb Mernda

Period - From 01/07/2017

to

30/09/2017

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	32 Balerno Way MERNDA 3754	\$505,000	17/07/2017
2	24 Friesian St MERNDA 3754	\$501,000	22/11/2017
3	17 Delbridge Dr MERNDA 3754	\$495,000	25/11/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 312 sqm approx
 Agent Comments

Indicative Selling Price
 \$470,000 - \$510,000
Median House Price
 September quarter 2017: \$562,500

Comparable Properties

32 Balerno Way MERNDA 3754 (VG)

Agent Comments



Price: \$505,000
Method: Sale
Date: 17/07/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 400 sqm approx



24 Friesian St MERNDA 3754 (REI)

Agent Comments



Price: \$501,000
Method: Private Sale
Date: 22/11/2017
Rooms: 4
Property Type: House
Land Size: 282 sqm approx



17 Delbridge Dr MERNDA 3754 (REI)

Agent Comments



Price: \$495,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 346 sqm approx