

### 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

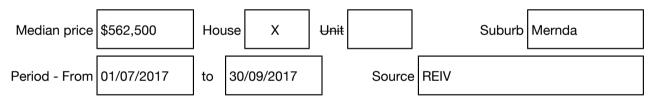
s 22 Henwood Rise, Mernda Vic 3754 d e

#### Indicative selling price

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

Range between	\$470,000	&	\$510,000
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#### Median sale price



#### 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.

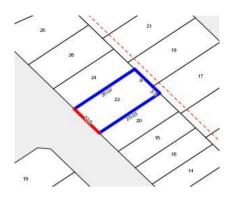
#### Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

propertydata

#### Generated: 17/01/2018 12:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 3	Agent Comments
24 Friesian St MERNDA 3754 (REI) 3 2 2 2 Price: \$501,000 Method: Private Sale Date: 22/11/2017 Rooms: 4 Property Type: House Land Size: 282 sqm approx	Agent Comments
17 Delbridge Dr MERNDA 3754 (REI) 3 2 2 2 Price: \$495,000 Method: Auction Sale Date: 25/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 346 sqm approx	Agent Comments

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