

## 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

Lot 7112 Brunton Drive, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$0

&

\$0

#### 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	38 Chicory St MERNDA 3754	\$525,000	10/03/2017
2	9 Henwood Rise MERNDA 3754	\$498,000	12/05/2017
3	11 Henwood Rise MERNDA 3754	\$494,000	06/06/2017

OR

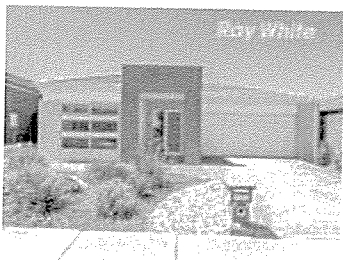
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$0 - \$0  
**Median House Price**  
June quarter 2017: \$521,250

## Comparable Properties

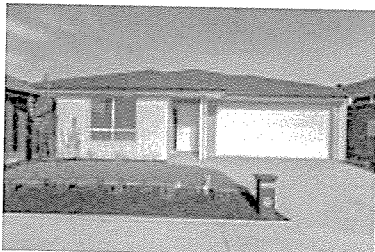


**38 Chicory St MERNDA 3754 (REI/VG)**

 4  2  2

**Agent Comments**

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 480 sqm approx



**9 Henwood Rise MERNDA 3754 (REI/VG)**

 4  2  2

**Agent Comments**

**Price:** \$498,000  
**Method:** Private Sale  
**Date:** 12/05/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 350 sqm approx

**11 Henwood Rise MERNDA 3754 (VG)**

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**Agent Comments**

**Price:** \$494,000  
**Method:** Sale  
**Date:** 06/06/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 349 sqm approx