

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	11 Nissoria Avenue, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$570,000

Median sale price

Median price	\$574,250	Hou	use X	Unit		Suburb	Mernda
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

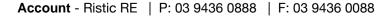
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3 Destiny Vw MERNDA 3754	\$550,000	17/01/2019
2	37 Basilica Vst MERNDA 3754	\$520,000	20/10/2018
3	52 Balerno Way MERNDA 3754	\$505,000	21/01/2019

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 (Res) Land Size: 395 sqm approx

Agent Comments

Indicative Selling Price \$530,000 - \$570,000 **Median House Price** December quarter 2018: \$574,250

Comparable Properties



3 Destiny Vw MERNDA 3754 (REI)



Price: \$550,000 Method: Private Sale Date: 17/01/2019 Rooms: 9

Property Type: House Land Size: 336 sqm approx **Agent Comments**



37 Basilica Vst MERNDA 3754 (REI/VG)





Price: \$520,000 Method: Auction Sale Date: 20/10/2018 Rooms: 5

Property Type: House (Res) Land Size: 484 sqm approx

Agent Comments



52 Balerno Way MERNDA 3754 (REI/VG)



Price: \$505,000 Method: Private Sale Date: 21/01/2019 Rooms: 10

Property Type: House Land Size: 392 sqm approx **Agent Comments**

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