

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 Nissoria Avenue, Mernda Vic 3754

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

House

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 17/01/2019

Rooms: 9

Property Type: House

Land Size: 336 sqm approx



37 Basilica Vst MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$520,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 484 sqm approx



52 Balerno Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$505,000

Method: Private Sale

Date: 21/01/2019

Rooms: 10

Property Type: House

Land Size: 392 sqm approx