

## 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

9 Balvicar Way, 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 \$495,000

&

\$540,000

### Median sale price

Median price \$537,500

Property Type House

Suburb Mernda

Period - From 01/04/2019

to 30/06/2019

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	11 Destiny Vw MERNDA 3754	\$540,000	03/07/2019
2	16 Amy Way MERNDA 3754	\$520,000	16/08/2019
3	12 Clyde Rd MERNDA 3754	\$512,500	08/07/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 12:59

9 Balvicar Way, Mernda Vic 3754



Rob Drinkwater

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**Indicative Selling Price**

\$495,000 - \$540,000

**Median House Price**

June quarter 2019: \$537,500



**Property Type:** Land

**Land Size:** 387 sqm approx

**Agent Comments**

## Comparable Properties



**11 Destiny Vw MERNDA 3754 (REI/VG)**

**Agent Comments**



**Price:** \$540,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** House

**Land Size:** 399 sqm approx



**16 Amy Way MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/08/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 340 sqm approx



**12 Clyde Rd MERNDA 3754 (REI/VG)**

**Agent Comments**



**Price:** \$512,500

**Method:** Private Sale

**Date:** 08/07/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 413 sqm approx

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



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.