

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

16 Neptune Terrace, Mernda Vic 3754

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$617,000 House ☒ Unit ☐ Suburb Mernda

Period - From 01/04/2018 to 30/06/2018 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		
2		
3		

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
\$480,000 - \$520,000
Median House Price
June quarter 2018: \$617,000

Comparable Properties



11 Brunton Dr MERNDA 3754 (REI)

Agent Comments



Price: \$490,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 314 sqm approx



1 Dante Wlk MERNDA 3754 (REI)

Agent Comments



Price: \$507,500
Method: Auction Sale
Date: 01/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 326 sqm approx

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.