

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pr	opei	rty o	offer	ed f	or:	sale
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Address	8 Livingston Street, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$430,000	&	\$470,000

Median sale price

Median price	\$562,500	Hou	se	Х	Unit		Suburb	Mernda
Period - From	01/07/2017	to	30/	09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	151 Everard Rd MERNDA 3754	\$470,000	06/10/2017
2	17 Annandale Dr MERNDA 3754	\$470,000	23/09/2017
3	5 Kincaid Dr MERNDA 3754	\$460,000	09/11/2017

OR

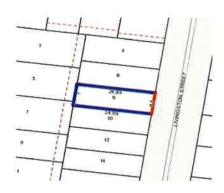
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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







Rooms:

Property Type: Land Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price \$430,000 - \$470,000 Median House Price September quarter 2017: \$562,500

Comparable Properties



151 Everard Rd MERNDA 3754 (REI/VG)

Price: \$470,000 Method: Private Sale Date: 06/10/2017

Rooms: 4

Property Type: House Land Size: 212 sqm approx **Agent Comments**



17 Annandale Dr MERNDA 3754 (REI/VG)



Price: \$470,000 Method: Auction Sale Date: 23/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 213 sqm approx

Agent Comments



5 Kincaid Dr MERNDA 3754 (REI)

3

Price: \$460,000 Method: Private Sale Date: 09/11/2017

Rooms: 4

Property Type: House Land Size: 169 sqm approx **Agent Comments**

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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.

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