

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

8 Livingston Street, Mernda Vic 3754

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

House

X

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.

	Address 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.~~



 3  2  1

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)

Agent Comments

 3  2  1

Price: \$470,000
Method: Private Sale
Date: 06/10/2017
Rooms: 4
Property Type: House
Land Size: 212 sqm approx



17 Annandale Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$470,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 213 sqm approx



5 Kincaid Dr MERNDA 3754 (REI)

Agent Comments

 3  2  1

Price: \$460,000
Method: Private Sale
Date: 09/11/2017
Rooms: 4
Property Type: House
Land Size: 169 sqm approx