

# 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

72 Waterview Drive, 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 \$470,000

&

\$517,000

### Median sale price

Median price \$385,000

Property Type Unit

Suburb Mernda

Period - From 05/10/2019

to

04/10/2020

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	8 Marseilles PI SOUTH MORANG 3752	\$525,000	02/05/2020
2	12 Pisa Way MERNDA 3754	\$495,000	27/07/2020
3	24 Etherington Dr MERNDA 3754	\$470,000	14/07/2020

**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:

05/10/2020 11:47



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 218 sqm approx

Agent Comments

**Indicative Selling Price**

\$470,000 - \$517,000

**Median Unit Price**

05/10/2019 - 04/10/2020: \$385,000

## Comparable Properties

**8 Marseilles PI SOUTH MORANG 3752 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$525,000

**Method:** Private Sale

**Date:** 02/05/2020

**Property Type:** House (Res)

**Land Size:** 166 sqm approx

**12 Pisa Way MERNDA 3754 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 27/07/2020

**Property Type:** House (Res)

**Land Size:** 238 sqm approx



**24 Etherington Dr MERNDA 3754 (REI)**

Agent Comments

3 2 2

**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 14/07/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 167 sqm approx