

STATEMENT OF INFORMATION

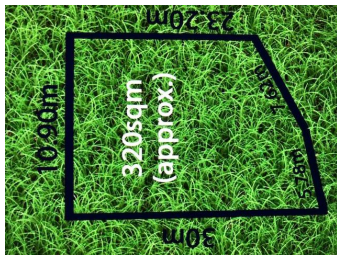
33 WILLIAM STREET, MERNDA, VIC 3754

PREPARED BY HARMAN SINGH , BOMBAY REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 WILLIAM STREET, MERNDA, VIC



Indicative Selling Price

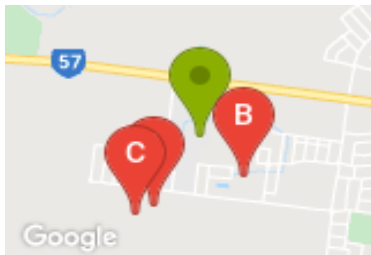
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

280,000 to 310,000

Provided by: Harman Singh, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (Vacant Land)

\$313,000

01 July 2019 to 30 June 2020

Provided by: 

COMPARABLE PROPERTIES

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.



3 BURGESS ST, MERNDA, VIC 3754



Sale Price

\$308,000

Sale Date: 07/03/2020

Distance from Property: 579m



31 RAGUSA TCE, MERNDA, VIC 3754

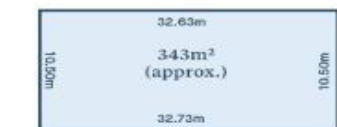


Sale Price

***\$310,000**

Sale Date: 22/07/2020

Distance from Property: 399m



24 WILKINSON ST, MERNDA, VIC 3754



Sale Price

\$299,000

Sale Date: 24/02/2020

Distance from Property: 701m



This report has been compiled on 13/08/2020 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

33 WILLIAM STREET, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

280,000 to 310,000

Median sale price

Median price

\$313,000

Property type

Vacant Land

Suburb

MERNDA

Period

01 July 2019 to 30 June 2020

Source

pricefinder

Comparable property sales

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

Price

Date of sale

3 BURGESS ST, MERNDA, VIC 3754	\$308,000	07/03/2020
31 RAGUSA TCE, MERNDA, VIC 3754	*\$310,000	22/07/2020
24 WILKINSON ST, MERNDA, VIC 3754	\$299,000	24/02/2020

This Statement of Information was prepared

13/08/2020