

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

2 Hillgrove Way, Mernda Vic 3754

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$385,000

Property Type Unit

Suburb Mernda

Period - From 01/07/2019

to

30/06/2020

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	2/9 Kincaid Dr MERNDA 3754	\$465,000	25/05/2020
2	2/6 Maize PI MERNDA 3754	\$429,000	10/03/2020
3	74 Silverwood Dr MERNDA 3754	\$425,000	09/04/2020

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:

10/09/2020 16:13



 3  2  2

Property Type: Townhouse

Land Size: 238 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending June 2020: \$385,000

Comparable Properties



2/9 Kincaid Dr MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$465,000

Method: Private Sale

Date: 25/05/2020

Rooms: 5

Property Type: Unit



2/6 Maize PI MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$429,000

Method: Private Sale

Date: 10/03/2020

Rooms: 4

Property Type: Townhouse (Single)



74 Silverwood Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$425,000

Method: Private Sale

Date: 09/04/2020

Rooms: 4

Property Type: House

Land Size: 206 sqm approx