

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

30 Softwood Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 01/07/2021

to

30/09/2021

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	32 Renaissance Blvd MERNDA 3754	\$636,300	30/09/2021
2			
3			

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:

15/10/2021 14:04

Ashlee Napper

9717 8801

0417 332 353

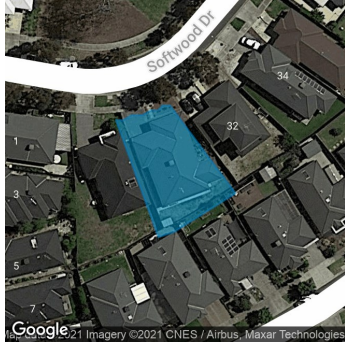
anapper@barryplant.com.au

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

September quarter 2021: \$690,000



 3  2  2

Property Type: House
(Residential)

Land Size: 431 sqm approx

[Agent Comments](#)

Comparable Properties



32 Renaissance Blvd MERNDA 3754 (REI)

[Agent Comments](#)

 3  2  2

Price: \$636,300

Method: Private Sale

Date: 30/09/2021

Property Type: House

Land Size: 412 sqm approx

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.