

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

18 Vasari Gardens, Mernda Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price \$576,000

Property Type House

Suburb Mernda

Period - From 01/01/2020

to 31/03/2020

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 | 15 Kruger St MERNDA 3754 | \$550,000 | 16/03/2020 |
| 2 | 9 Niccoli Pwy MERNDA 3754 | \$530,000 | 11/03/2020 |
| 3 | 39 Hollaway Dr MERNDA 3754 | \$495,000 | 16/03/2020 |

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:

02/06/2020 09:21



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Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$517,000
Median House Price
March quarter 2020: \$576,000

Comparable Properties

15 Kruger St MERNDA 3754 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 16/03/2020
Property Type: House (Res)
Land Size: 406 sqm approx

9 Niccoli Pwy MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$530,000
Method: Sold Before Auction
Date: 11/03/2020
Property Type: House (Res)
Land Size: 399 sqm approx

39 Hollaway Dr MERNDA 3754 (VG)

Agent Comments

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Price: \$495,000
Method: Sale
Date: 16/03/2020
Property Type: House (Res)
Land Size: 160 sqm approx