

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

14 Yering Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$435,000

&

\$478,500

Median sale price

Median price \$565,000

Property Type House

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	26 Lucca Wik MERNDA 3754	\$455,000	01/06/2020
2	9/27 Pipers La MERNDA 3754	\$455,000	01/06/2020
3	21 Tarwin Dr MERNDA 3754	\$435,000	26/05/2020

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 16:06



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$435,000 - \$478,500

Median House Price

Year ending June 2020: \$565,000

Comparable Properties



26 Lucca Wik MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$455,000

Method: Sale by Tender

Date: 01/06/2020

Rooms: 7

Property Type: House

Land Size: 175 sqm approx

9/27 Pipers La MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$455,000

Method: Sale

Date: 01/06/2020

Property Type: Flat/Unit/Apartment (Res)



21 Tarwin Dr MERNDA 3754 (REI/VG)

Agent Comments

3 1 2

Price: \$435,000

Method: Private Sale

Date: 26/05/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 252 sqm approx