## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$435,000	&	\$478,500
Range between	\$435,000	&	\$478,500

#### Median sale price

Median price	\$565,000	Pro	perty 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 Wlk 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

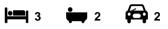
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/09/2020 16:06









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)





Price: \$455,000

Method: Sale by Tender Date: 01/06/2020

Rooms: 7

Property Type: House Land Size: 175 sqm approx **Agent Comments** 

9/27 Pipers La MERNDA 3754 (VG)



Price: \$455,000 Method: Sale Date: 01/06/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



21 Tarwin Dr MERNDA 3754 (REI/VG)





Price: \$435,000 Method: Private Sale Date: 26/05/2020

Rooms: 4

Property Type: Townhouse (Single) Land Size: 252 sqm approx

Agent Comments

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