

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

15 Florence Drive, Mernda Vic 3754

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

Mernda

Period - From

01/04/2018

to

31/03/2019

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	37 Henwood Rise MERNDA 3754	\$590,000	30/03/2019
2	20 Florence Dr MERNDA 3754	\$585,000	12/02/2019
3	21 Pisa Way MERNDA 3754	\$560,000	01/06/2019

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.

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Indicative Selling Price

\$550,000 - \$590,000

Median House Price

Year ending March 2019: \$590,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties

37 Henwood Rise MERNDA 3754 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 405 sqm approx



20 Florence Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 12/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 493 sqm approx



21 Pisa Way MERNDA 3754 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 01/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx