

Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

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					

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	Hou	ise 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.

Add	dress 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

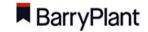
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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)





Price: \$590,000 Method: Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) Land Size: 405 sqm approx

Agent Comments



20 Florence Dr MERNDA 3754 (REI/VG)

=3







Price: \$585.000 Method: Private Sale Date: 12/02/2019

Rooms: -

Property Type: House (Res) Land Size: 493 sqm approx

Agent Comments



21 Pisa Way MERNDA 3754 (REI)





Price: \$560,000 Method: Auction Sale Date: 01/06/2019 Rooms: 5

Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments

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