

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

36 Harriers Street, Mernda Vic 3754

Indicative selling price

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

Range between \$600,000 & \$660,000

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 | 23 Paisley Cr MERNDA 3754 | \$650,000 | 29/02/2020 |
| 2 | 2 Messina St MERNDA 3754 | \$630,000 | 29/02/2020 |
| 3 | 46 Chicory St MERNDA 3754 | \$620,000 | 07/03/2020 |

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:

03/08/2020 16:47

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Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending June 2020: \$565,000



Property Type: Land
Agent Comments

Comparable Properties



23 Paisley Cr MERNDA 3754 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 448 sqm approx

2 Messina St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$630,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 528 sqm approx



46 Chicory St MERNDA 3754 (REI/VG)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 07/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 578 sqm approx