

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 Macalister Street, Mernda Vic 3754

Indicative selling price

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

Range between \$640,000

&

\$695,000

Median sale price

Median price \$565,000

Property Type House

Suburb Mernda

Period - From 01/10/2019

to

31/12/2019

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	18 Basken Dr SOUTH MORANG 3752	\$690,000	28/11/2019
2	4 Stanhope Cr SOUTH MORANG 3752	\$670,000	16/11/2019
3	30 Powlett St MERNDA 3754	\$665,000	21/12/2019

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.~~

This Statement of Information was prepared on:

27/02/2020 15:34



 4  2  2

Property Type: House (Res)

Land Size: 504 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$695,000

Median House Price

December quarter 2019: \$565,000

Comparable Properties



18 Basken Dr SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$690,000

Method: Private Sale

Date: 28/11/2019

Rooms: 5

Property Type: House

Land Size: 512 sqm approx



4 Stanhope Cr SOUTH MORANG 3752 (REI/VG)

Agent Comments

 4  2  2

Price: \$670,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 490 sqm approx

30 Powlett St MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$665,000

Method: Auction Sale

Date: 21/12/2019

Property Type: House

Land Size: 576 sqm approx