

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

13/9 Kincaid Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$395,000

&

\$430,000

Median sale price

Median price \$455,750

Property Type Townhouse

Suburb Mernda

Period - From 09/09/2020

to

08/09/2021

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	17 Pasture Cr MERNDA 3754	\$425,000	13/05/2021
2	76 Greig Dr MERNDA 3754	\$400,000	02/07/2021
3	32 Chanticleer Dr MERNDA 3754	\$395,000	28/04/2021

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:

09/09/2021 10:47



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

17 Pasture Cr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$425,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Townhouse (Res)

76 Greig Dr MERNDA 3754 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 02/07/2021

Property Type: Unit



32 Chanticleer Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 28/04/2021

Property Type: Townhouse (Single)