# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

3/9 Kincaid Drive, Mernda Vic 3754
3

#### Indicative selling price

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

### Median sale price

Median price	\$455,750	Pro	perty 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.

Ad	dress 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.

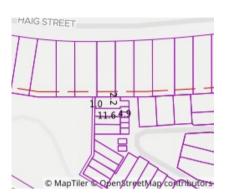
This Statement of Information was prepared on:	09/09/2021 10:47





Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

Indicative Selling Price \$395,000 - \$430,000 Median Townhouse Price 09/09/2020 - 08/09/2021: \$455,750





# Comparable Properties

17 Pasture Cr MERNDA 3754 (REI/VG)

**1** 2 **1 4** 

Price: \$425,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Townhouse (Res)

**Agent Comments** 

76 Greig Dr MERNDA 3754 (VG)

🛌 2 늨 - 🛱 -

Price: \$400,000 Method: Sale Date: 02/07/2021 Property Type: Unit **Agent Comments** 



32 Chanticleer Dr MERNDA 3754 (REI/VG)

**└─** 2 **└─** 1 **₡** 

Price: \$395,000 Method: Private Sale Date: 28/04/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



