

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

64 Galloway Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$560,000 Property Type House Suburb Mernda

Period - From 01/07/2018 to 30/06/2019 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	14 Coppice St MERNDA 3754	\$600,000	15/08/2019
2	72 Leonardo Dr MERNDA 3754	\$585,000	15/06/2019
3	5 Ainslie Rise MERNDA 3754	\$578,000	25/04/2019

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:

19/10/2019 15:24



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Property Type: House
Land Size: 453 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending June 2019: \$560,000

Comparable Properties



14 Coppice St MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 15/08/2019
Property Type: House (Res)
Land Size: 448 sqm approx



72 Leonardo Dr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 15/06/2019
Property Type: House
Land Size: 433 sqm approx



5 Ainslie Rise MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$578,000
Method: Expression of Interest
Date: 25/04/2019
Rooms: 7
Property Type: House
Land Size: 448 sqm approx