



Rooms:
Property Type: Land
Land Size: 419 sqm
Agent Comments

Indicative Selling Price
 \$470,000 - \$510,000
Median House Price
 March quarter 2017: \$460,000

Comparable Properties



25 Fleetwood Dr DOREEN 3754 (REI)



Price: \$520,000
Method: Private Sale
Date: 30/01/2017
Rooms: 7
Property Type: House (Res)
Land Size: 420 sqm

Agent Comments

Similar block size with quality finishes and has similar living spaces a landscaped backyard with outdoor entertainment area.



19 Pomegranate Gr MERNDA 3754 (REI)



Price: \$475,000
Method: Private Sale
Date: 09/03/2017
Rooms: 5
Property Type: House
Land Size: 412 sqm

Agent Comments

Similar block size, an older home with a decked alfresco and usable backyard



32 Jackaroo St MERNDA 3754 (REI/VG)



Price: \$470,000
Method: Private Sale
Date: 21/12/2016
Rooms: 5
Property Type: House
Land Size: 400 sqm

Agent Comments

Smaller block size, two living rooms, laminate finishes. usable back yard with alfresco and deck



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 MacQueen Street, Mernda Vic 3754

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$460,000

House

X

Suburb

Mernda

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
25 Fleetwood Dr DOREEN 3754	\$520,000	30/01/2017
19 Pomegranate Gr MERNDA 3754	\$475,000	09/03/2017
32 Jackaroo St MERNDA 3754	\$470,000	21/12/2016