

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

28 Reynolds Circuit, Mernda Vic 3754

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$590,000

House

X

Unit

Suburb Mernda

Period - From 01/10/2017

to

31/12/2017

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 Lupin St MERNDA 3754	\$642,500	24/02/2018
2	78 Cravens Rd MERNDA 3754	\$625,000	09/03/2018
3	20 Powers St MERNDA 3754	\$615,000	10/03/2018

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.

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Indicative Selling Price

\$595,000 - \$650,000

Median House Price

December quarter 2017: \$590,000



Rooms:

Property Type: House (Res)

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



18 Lupin St MERNDA 3754 (REI)

Agent Comments



Price: \$642,500

Method: Auction Sale

Date: 24/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 460 sqm approx

78 Cravens Rd MERNDA 3754 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: House (Res)



20 Powers St MERNDA 3754 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 10/03/2018

Rooms: 7

Property Type: House (Res)