

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

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	28 Reynolds Circuit, Mernda Vic 3754
Indicative selling price	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

&

## Median sale price

Range between \$595,000

Median price	\$590,000	Hou	ıse	х	Unit			Suburb	Mernda
Period - From	01/10/2017	to	31/	/12/2017		Source	REIV		

\$650,000

## 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.

Add	dress 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

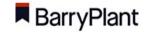
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 14/04/2018 09:46



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

**Indicative Selling Price** \$595,000 - \$650,000 **Median House Price** December quarter 2017: \$590,000





Property Type: House (Res) Land Size: 392 sqm approx

**Agent Comments** 

## Comparable Properties



18 Lupin St MERNDA 3754 (REI)





Price: \$642,500 Method: Auction Sale Date: 24/02/2018 Rooms: 5

Property Type: House (Res) Land Size: 460 sqm approx

**Agent Comments** 

78 Cravens Rd MERNDA 3754 (REI)

**!=** 4





Price: \$625,000 Method: Private Sale Date: 09/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



20 Powers St MERNDA 3754 (REI)





Price: \$615,000 Method: Private Sale Date: 10/03/2018

Rooms: 7 Property Type: House (Res) Agent Comments

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





Generated: 14/04/2018 09:46