

## 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

52 Balerno Way, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000

&

\$520,000

#### Median sale price

Median price \$592,250

House

X

Unit

Suburb Mernda

Period - From 01/10/2017

to

30/09/2018

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		
2		
3		

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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**Rooms:**

**Property Type:** House

**Land Size:** 392 sqm approx

Agent Comments

**Indicative Selling Price**

\$475,000 - \$520,000

**Median House Price**

Year ending September 2018: \$592,250

## Comparable Properties



**65 Sackville St MERNDA 3754 (VG)**

Agent Comments

 4    -    -

**Price:** \$475,000

**Method:** Sale

**Date:** 29/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

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.