

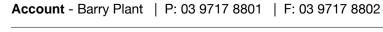
John Heath 03 9717 8801 0404 003 194 jheath@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF									F of the Estate Agents Act 1980			
Property offered	d for s	sale											
Address Including suburb and postcode		52 Balerno Way, Mernda Vic 3754											
Indicative sellin	ng pric	e											
For the meaning o	of this p	orice see	cons	sum	er.vic.gov.	au/u	nde	quoting					
Range between \$475,0		000		&			\$520,000						
Median sale pri	се												
Median price \$	592,25	50	Ηοι	ıse	Х	<del>Un</del>	iŧ			Subu	ъМ	/lernda	
Period - From 0	017	to	to 30/09/2018				Source	RE	ΞIV				
Comparable pro	operty	sales (	(*Del	lete	A or B b	elov	v as	applica	ble	<del>)</del> )			
	hat the	estate a								oroperty for s s to be most o		n the last six parable to the	
Address of comparable property									Price		Date of sale		
1													
2													
3													
OR													

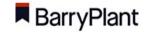
В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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**Indicative Selling Price** \$475,000 - \$520,000 **Median House Price** Year ending September 2018: \$592,250

Rooms: Property Type: House Land Size: 392 sqm approx

**Agent Comments** 



## Comparable Properties

65 Sackville St MERNDA 3754 (VG)

Price: \$475,000 Method: Sale Date: 29/10/2018

Rooms: -

Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments

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





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