

COMPARATIVE MARKET ANALYSIS

STATEMENT OF INFORMATION

11 OXFORD STREET, MERNDA, VIC 3754

PREPARED BY PIR SIDHU, BOMBAY REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 OXFORD STREET, MERNDA, VIC 3754

4 bedrooms, 2 bathrooms, 2 cars

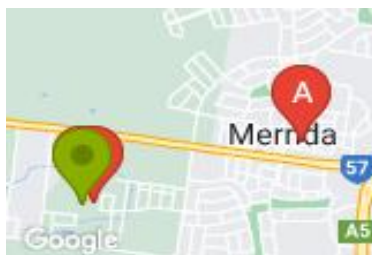
Indicative Selling Price

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

Price Range: \$402,000 to \$442,000

Provided by: Pir Sidhu, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (Vacant Land)

\$371,000

01 July 2021 to 30 June 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 ANNANDALE DR, MERNDA, VIC 3754

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

***\$400,000**

Sale Date: 16/09/2022

Distance from Property: 1.5km



9 OXFORD ST, MERNDA, VIC 3754

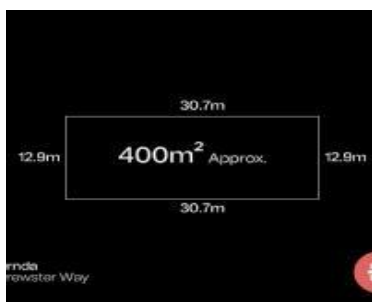
4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$433,000

Sale Date: 13/05/2022

Distance from Property: 10m



6 BREWSTER WAY, MERNDA, VIC 3754

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$435,000

Sale Date: 27/04/2022

Distance from Property: 78m



This report has been compiled on 27/09/2022 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 OXFORD STREET, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$402,000 to \$442,000

Median sale price

Median price

\$371,000

Property type

Vacant Land

Suburb

MERNDA

Period

01 July 2021 to 30 June 2022

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 ANNANDALE DR, MERNDA, VIC 3754	*\$400,000	16/09/2022
9 OXFORD ST, MERNDA, VIC 3754	\$433,000	13/05/2022
6 BREWSTER WAY, MERNDA, VIC 3754	\$435,000	27/04/2022

This Statement of Information was prepared on:

27/09/2022