

# 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

36 Avoca Avenue, 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 \$770,000 & \$847,000

### Median sale price

Median price \$565,000 Property Type House Suburb Mernda

Period - From 01/07/2019 to 30/06/2020 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	10 Kempen Rd DOREEN 3754	\$841,000	28/05/2020
2	10 Foxwood Gr MERNDA 3754	\$813,100	16/02/2020
3	9 Ronsard Cr MERNDA 3754	\$805,000	23/04/2020

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.~~

This Statement of Information was prepared on:

22/07/2020 14:56

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 4    2    2

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

Agent Comments

**Indicative Selling Price**

\$770,000 - \$847,000

**Median House Price**

Year ending June 2020: \$565,000

## Comparable Properties



**10 Kempen Rd DOREEN 3754 (REI)**

Agent Comments

 4    2    2

**Price:** \$841,000

**Method:** Auction Sale

**Date:** 28/05/2020

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**10 Foxwood Gr MERNDA 3754 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$813,100

**Method:** Private Sale

**Date:** 16/02/2020

**Rooms:** 9

**Property Type:** House

**Land Size:** 751 sqm approx



**9 Ronsard Cr MERNDA 3754 (REI)**

Agent Comments

 4    2    2

**Price:** \$805,000

**Method:** Private Sale

**Date:** 23/04/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 698 sqm approx