Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

| Range between \$770,000 | & | \$847,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$565,000 | Pro | perty 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

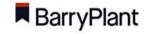
| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 10 Kempen Rd DOREEN 3754 | \$841,000 | 28/05/2020 |
| 2 | 10 Foxwood Gr MERNDA 3754 | \$813,100 | 16/02/2020 |
| 3 | 9 Ronsard Cr MERNDA 3754 | \$805,000 | 23/04/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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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Indicative Selling Price \$770,000 - \$847,000 **Median House Price** Year ending June 2020: \$565,000





Property Type: House (Res) Land Size: 640 sqm approx **Agent Comments**

Comparable Properties



10 Kempen Rd DOREEN 3754 (REI)



Price: \$841,000 Method: Auction Sale Date: 28/05/2020

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments



10 Foxwood Gr MERNDA 3754 (REI/VG)





Price: \$813,100 Method: Private Sale Date: 16/02/2020 Rooms: 9

Property Type: House Land Size: 751 sqm approx Agent Comments



9 Ronsard Cr MERNDA 3754 (REI)



Price: \$805,000 Method: Private Sale Date: 23/04/2020

Rooms: 7

Property Type: House (Res) Land Size: 698 sqm approx

Agent Comments

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



