

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

11 Watercolour Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$550,250

House

X

Unit

Suburb Mernda

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

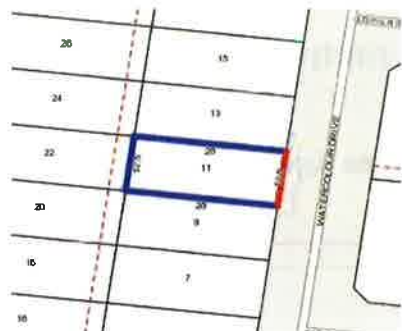
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Nissoria Av MERNDA 3754	\$535,500	02/11/2017
2	22 Cloughs Rd MERNDA 3754	\$530,000	02/08/2017
3	17 Delbridge Dr MERNDA 3754	\$495,000	25/11/2017

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: Land
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median House Price
Year ending December 2017: \$550,250

Comparable Properties



9 Nissoria Av MERNDA 3754 (VG)

Agent Comments



Price: \$535,500
Method: Sale
Date: 02/11/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 393 sqm approx

22 Cloughs Rd MERNDA 3754 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 02/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 379 sqm approx



17 Delbridge Dr MERNDA 3754 (REI)

Agent Comments



Price: \$495,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 346 sqm approx